



Ref : 9458CHG

Former presbytery with garden and views over the river

Area



Habitable : 162 m²



Usable : 312 m²



Land : 313 m²

323 000 €

House of character for sale Lot. In the heart of a beautiful tourist village, former renovated presbytery offering 162 m² of living space on 2 levels on cellars with garage, and attic space for conversion. The house has a remarkable parish priest's garden suspended without vis-à-vis with a unique view of the river. RARE....

IN SUMMARY

Rooms : 5
Bedrooms : 3
Bathrooms : 3

Swimming pool : no
Garage place : 1
Parking space : nc
Outbuildings : no



Wood and Fuel



Adsl

Advantages : Presbytery with garden and views over the river | Comfortable and bright house

SERVICES



1st Shops : 1 mn



All shops : 10 mn



Health : 30 mn



Elementary : 1 mn

Middle School : 10 mn

High school : 30 mn



10 mn



40 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 167,00 kWh/m².an

Estimation des émissions 27,00 kg éqCO2/m².an



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— DESCRIPTION

The presbytery:

On the ground floor:

Main entrance with stairs to level 1

Cellar and garage access: 85 m².

By a small street at the back of the building, a second entrance.

First floor :

Large living room (58 m²)

very bright room opened on 2 sides by 5 windows and a French window on the priest's garden, fireplace with insert and heat recovery to 1st floor, tiled floor

Fitted and equipped kitchen 14.13 m²,

2 windows on 2 sides, one of them on the garden

Laundry room 7.84 m²,

a window

Wc 1.57 sqm

Level 2,

Landing: 6.45 m²

Technical cupboard, staircase to the attic.

Bedroom 1 in suite 15.22 m²,

1 window, solid oak parquet flooring

Private shower room 5.50 m²,

Washbasin unit, shower, window

Bedroom 2 with dressing 17.75m²,

Room 3, 14.30 m²,

2 windows on 2 sides

Bedroom 4 or office 11.20 m²,

walls to finish painting, 2 windows

Bathroom, 8.20 m²,

bathtub, Italian shower, slate basin, slate floor, a window

Wc, 1.80 m²

Level 3

Attic space that can be converted with concrete hoarding - reservation of planned networks.

Wooden double glazed windows, except the 2 office windows.

Quality insulation.

Oil-fired central heating by VIESSMAN boiler,

Fuel tank 1500 l

Sanitation by main drainage.

Roof and structure renovated in 2003.

The house is pleasant to live in, comfortable and bright, the attic allows additional development and the remarkable wooded garden in a dominant position without vis-à-vis offers a unique panorama on the river and the nearby mill, which makes it a privileged and unique situation in the site.

Are you interested ?



Marie

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