



Ref : 9464PJP

Host house in Lot-et-Garonne

Area



Habitable : 335 m²



Usable : 420 m²



Land : 4 000 m²

349 800 €

Luxurious residence for sale Lot et Garonne. Situated in a village of Lot-et-Garonne Maison de maitre dating back from of the 19th century of about 335 m² net living space, on basement of about 150 m². Magnificent raised ground of 4000 m². Shops and most services close by. The property has in total 15 rooms comprising 6 bedrooms. The interior is in keeping with its age and the materials used are of good quality. The house offers some of its original wooden floors, lovely original beams and fire places in each room.

IN SUMMARY

Rooms : 15
Bedrooms : 8
Bathrooms : 6

Swimming pool : no
Garage place : 2
Parking space : 2
Outbuildings : yes

Fuel
Adsl

Advantages : Town house | Ameneties near by

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 15 mn



15 mn



20 mn



20 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 232,00 kWh/m².an

Estimation des émissions 43,00 kg éqCO₂/m².an

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Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS
Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com

DESCRIPTION

Ground floor : around 150 m²

Entrance Hall and corridor : 41.30 m²

Kitchen : 24.48 m²

Living room : 39.64 m²

Office : 10.69 m²

Bedroom 1 : 17.04 m²

Bathroom : 4.63 m²

Passage way : 21m²

First floor

Hallway : 40 m²

Bedroom 2 : 18.90 m²

Bathroom : 4.62 m²

Bedroom 3 : 23.10 m²

Bathroom : 3.30 m²

Bedroom 4 : 18.27 m²

Bathroom : 4.62 m²

Second floor

Hallway : 20.15m²

Bedroom 5 : 17.63 m²

Bedroom 6 : 19.60 m²

Office 2 : 10.50 m²

Attic that could be converted : 85.16 m²

Outside :

Balcony and terrace area 25 m²

Enclosed park, 2 private entrances

possibility on a housekeeper house

The heating system is fuel, with lovely iron radiators.

The house itself is very spacious and bright inside and could make a very comfortable home.

Some interior decoration is required.

Are you interested ?



Marie

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