



Ref : 9471PJP

Charming country house with its outbuildings in the Quercy Blanc area

Area



Habitable : 323 m²



Usable : 479 m²



Land : 1,7 Ha

475 000 €

Luxurious residence for sale Lot. An old farmhouse magnificently restored in the Quercy Blanc in the south of the Lot, 20 minutes from Cahors at the end of a hamlet. All on a 1.7hectare plot with a 10 x 5 swimming pool without vis-à-vis and well. Possibility of a cottage or bed and breakfast activity, the site lends itself easily to it.

IN SUMMARY

Rooms : 7
Bedrooms : 4
Bathrooms : 4

Swimming pool : yes
Garage place : 3
Parking space : 3
Outbuildings : yes



Gas and wood



Adsl

Advantages : Countryside not isolated | Commercial activity

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 30 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 30 mn



30 mn



35 mn



60 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

A B C D E F G

A B C D E F G



Maisons & Chateaux

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

DESCRIPTION

Main house:

Outside staircase giving on to a small terrace facing south.

Living room: 60.36 m² wooden floor

Kitchen with dining area: 29.68 m² fully equipped and equipped kitchen

Toilet with hand-washing basin: 1.2 m²

Stairwell with landing: 20.59 m² served by a solid wooden staircase.

Floor :

Bedroom 1 en suite: 10,93 with dressing

Bathroom: 6.88 m² shower, basin and toilet

Bedroom 2 en suite: 9.33 m²

Bathroom: 7,972 m²: shower, basin, toilet.

In the basement:

Cellar converted into a games room and laundry room: 71.80 m². Possibility to transform into a bedroom.

Office: 10.46 m²

Outbuilding 1:

Stone barn: 154 m² on the ground transformed into a gîte or guest house.

Reception room with exposed beams and natural stone floors: 88.11m² with wood stove.

Bedroom 3 en suite: 19.04 m² with stone floors.

Shower room: 12.57 m² shower, washbasin and WC.

Bedroom 4 en suite: 25.28 m² stone floors and stone walls.

Shower room: 10.76 m².

Mezzanine possibility of conversion into bedrooms: 88.11 m².

Outbuilding 2 :

Open barn: 67.13 m² cemented floor and exposed beams

Workshop: 4 m²

Former henhouse: 3 m²

Dependency 3 :

A shed converted into an inner courtyard.

Outdoor :

Covered well with electricity.

Swimming pool 10 x 5 with chlorine.

Well maintained and landscaped grounds of 17000 m².

In 2008, renovation work was carried out on the house and outbuildings, while respecting the architecture and choice of materials.

In the house, all the floors are made of solid oak wood. All walls are insulated and there is insulation under the roof. A gas heating system with a WIESSMAN condensing boiler for domestic hot water production supplies a steel radiator circuit. The joineries are made of period wood with single glazing in excellent condition.

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com