



Ref : 9524CHG

Architect house with views, close to Cahors

Area



Habitable : 155 m²



Usable : 194 m²



Land : 5,3 Ha

447 000 €

House of character for sale Lot. Close to Cahors, in a dominant position with an unobstructed 180° view over the nature, elegant and bright architect's house built on a large basement, beautiful bright living room opening onto a large terrace with a view, independent guest house with 2 bedrooms, swimming pool with a large solid wood deck, open detached stone building, used as a greenhouse, summer kitchen or artist's studio, walled vegetable garden, all on more than 5 hectares of landscaped park and beautiful nature. A bright house very pleasant to live, in a setting with a successful aestheticism.

IN SUMMARY

Rooms : 8
Bedrooms : 4
Bathrooms : 3

Swimming pool : yes
Garage place : 2
Parking space : 2
Outbuildings : yes

Fuel
Adsl

Advantages : Bright house with unobstructed views | Close to cahors

SERVICES



1st Shops : 15 mn



All shops : 15 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



15 mn



5 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 166,47 kWh/m².an

Estimation des émissions 49,94 kg éqCO₂/m².an



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— DESCRIPTION

Main House
Garden level

Living room, dining room 43.16 m²:

On garden level, large and bright living room, stone floor, large aluminium bay windows towards garden and large terrace with view, monumental stone fireplace with insert, library area, underfloor heating.

Kitchen, 05.07 m²

equipped and furnished, access to the garden through a glass door

Corridor 11.29 m²,

Circulation, with 5 fitted cupboards basement access

Bedroom 1, 08.62 m²

cupboard, glass door to terrace

Shower room, 04.07 m²

Guest toilet, one window,

Master bedroom 2 en suite, 31.06 m²

cupboards dressing room, very luminous, 5 bays on 3 sides

Private bathroom, 05.26 m²

basin unit in stone and wood, bathtub with stone cladding, a window

Underfloor heating with Viessmann oil boiler with 2000 l tank

Aluminium double glazed windows

Water softener

Basement 98.08 sqm

Boiler room, laundry room, wine cellar, workshop, a room that can be converted into an additional bedroom.

Open garage and courtyard 51.68 m².

Guest house or gite 46.62 m².

Garden level,

Entrance Living room, 12.00 m²

Access through large glass door

Bedroom 1, 11.30m².

Shower room, 05.12 m² (approx.)

shower, 1 washbasin, 1 WC

Bedroom 2, 18.20 m²

Garage and technical room for the swimming pool 38.00 m².

Greenhouse or Artist's studio 24.64 m².

terracotta stone and pebble floor

Kitchen area with sink, large sliding window,

Swimming pool 4X10m

aluminium shell, chlorine filtration

Beautiful and luminous contemporary architect's house, set in the heart of a landscaped garden with various species, with a 180 degree panoramic view of the surrounding nature. Very pleasant to live in, possibility of having a gite, many assets, for lovers of aesthetics.

Are you interested ?



Marie

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