



Ref : 9767LRC

In the countryside architect's house and guest house on 5400 m² with trees

Area CAHORS



Habitable : 289 m²



Usable : 289 m²



Land : 5 453 m²

405 000 €

Luxurious residence for sale Lot. Near Cahors, in a quiet area, bright contemporary house of 220 m² with a guest house of 66 m² on a 5400 m² flat plot of land with trees. The main house has 5 bedrooms, one with a shower room and one with a bathroom and balcony, a fitted kitchen opening onto the dining room and a double lounge. The guest house of 60 m² is composed of a kitchen open to the living room, a bedroom, a shower room and a toilet.

IN SUMMARY

Rooms : 9
Bedrooms : 5
Bathrooms : 3

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



Wood and Electric



Well

Advantages : quietly | guest house

SERVICES



1st Shops : 6 mn



All shops : 15 mn



Health : 15 mn



Kindergarten : 4 mn

Elementary : 7 mn

Middle School : 10 mn

High school : 20 mn



20 mn



60 mn



80 mn

ENERGY INFORMATION

Consommation conventionnelle 136,00 kWh/m².an

Estimation des émissions 5,00 kg éqCO2/m².an



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— DESCRIPTION

Main house :

On the garden level, an entrance hall of 15.78 m² serves:

A kitchen: 14.45 m².

Open on the dining room: 18,83 m².

A double lounge: 38.34 m²

A bedroom en suite: 12 m²

With shower room: 1,80 m².

Wc 1: 2,62m².

On the first floor, a circulation serves :

Wc 2 : 1,48 m²

A bathroom: 6,08 m²

With towel dryer and double washbasin

Bedroom 2: 11,45 m²

With built-in cupboards

Bedroom 3 : 12,30 m²

Bedroom 4 en suite: 34.16 m²

Balcony

With bathroom: 11,40 m²

Double washbasin

In the basement, a circulation of 12,06 m² serving :

A laundry room : 10,19 m²

Bedroom 5 : 11,60 m²

The single-storey guest house, of about 66 m², offers :

An entrance hall: 4.27 m²

Kitchen with sitting area: 31.79 m²

Bedroom: 22,77 m²

Shower room: 2,90 m² with towel dryer
With towel dryer.

Circulation: 3,68 m²

Toilet: 2,09 m²

Cellar: 20 m²

Technical:

Water softener in the laundry room,
Heating system by heat pump and reversible air conditioning and radiator,
Sewerage on the main sewer.

This charming contemporary house to discover, ideal for a family house with guest house or a gîte activity, is set on its 5400 m² park planted with fruit trees, olive trees, fig trees, cherry trees and medlar trees.

Are you interested ?



Marie

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