



Ref : 9099CHG

In the Lot, nice equestrian property in stones for sale, 12 Ha. Rare.

Area



Habitable : 275 m²



Usable : 0 m²



Land : 12,1 Ha

453 000 €

Property & Domain for sale Lot. In the Lot, for sale, nice and peaceful equestrian property close to the road of Saint Jacques de Compostela and many excursions by foot, horse or bicycle. A main stone house of 158 m², a second house of 109 m², outbuildings, club house, a tack room, 2 sheds, 6 boxes, more than 11 hectares of land with a manege for horses, woods, meadows, land worked. Rare, ideal for a breeding project, organic farming or guest houses.

IN SUMMARY

Rooms : 8
Bedrooms : 4
Bathrooms : 3

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



Heat pump



Adsl

Advantages : property 12 Hectares | Equestrian farm

SERVICES



1st Shops : 7 mn



All shops : 7 mn



Health : 35 mn



Elementary : 7 mn

Middle School : 7 mn

High school : 35 mn



35 mn



40 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 137,00 kWh/m².an

Estimation des émissions 41,00 kg éqCO₂/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

DESCRIPTION

Main house 158 m² :

Ground floor :

Living room with equipped kitchen and chimney 73 m²

Laundry with shower and lavatory 19 m²

Level 1 :

Room 20 m²

Room 10 m²

Bathroom with corner bath, lavatory 10 m²

Dressing 5 m²

Night hall : 13 m²

Vaulted cellar 57 m²

Terrace

Heat pump : underfloor heating at the ground floor and radiators at the 1st level

Second house :

Ground floor :

Living with equipped kitchen 34 m²

Veranda 11 m²

Lavatory

Level 1 :

Large Lounge 25 m²

Room 9 m²

Room 16 m²

Shower room and toilettes 6 m²

Radiators with accumulation system

Double glazed windows

Sanitation: septic tank

Outbuildings :

Club house 18 m²

1 shed in stones 108 m².

1 vaulted saddlery 20 m²

Stables 73 m² with 4 boxes

1 shed + 2 boxes 106 m²

Are you interested ?



Marie

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