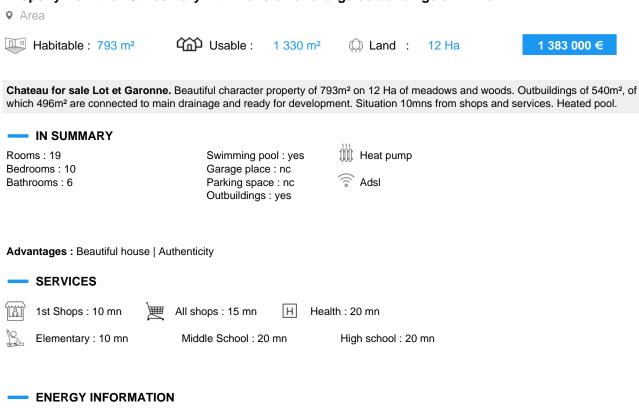
MAISONSELLER DE PRESTIGE & DE CARACTERE









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

MAISONSELLER DE PRESTIGE & DE CARACTERE

DESCRIPTION

This area from the 18th and 19th centuries has kept its character and presence, the outbuildings and the house form a U-shaped courtyard.

Large volumes of living space on two levels, eleven fireplaces, two of which are operational, and beautiful old floors.

Right wing

25m² entrance hall, staircase. Kitchen 24m² Dining room with fireplace 36m² Pink "piano" lounge 36m² Green room 24m², closet. Yellow room with fireplace 22m² Bathroom 8m² WC 1m² Library lounge 43m² Blue Room 46m² with wall-through fireplace. Laundry room 25m² with mezzanine and small bathroom Entrance 37m², WC with hand wash, staircase Entrance hall 22m² Study 22m² Room 23m²

Right wing floor

Landing 25m² 25m² room with fireplace. 28m² room with fireplace Bedroom with bathroom and WC 24m² Corridor 17m² with wardrobe Access to the attic Corridor 9m² Shower room and toilet Bathroom 25m², fireplace 37m² room with fireplace 26m² room with fireplace, cupboards Bedroom with bathroom and WC 30m² Bedroom 28m² Children bedroom 12m² Large room to be decorated 113m²

MAISONSELLER DE PRESTIGE & DE CARACTERE

89m² attic space suitable for conversion, 3 windows overlooking pool.

Left wing

Boiler plant room 32m² 104m ² garage and workshop. Tower 4m² Garage for tractor 37m² Room 44m² 132m² attic suitable for conversion. Tower 4m² Large room 97m², conversion to be finished. Wood storeroom, fuel tank 34m²

The land is landscaped, including a 5 Ha park with trees, a large bridle path, and the rest in woods and meadows.

Heating by new heat pump, and fuel.
A new generator of 20KWA.
A water softener and a rain water collector of 6000 L.
A well for three horse boxes, and a ring school.
Property connected to main drainage.
13x6 m heated and regulated pool with integrated Jacuzzi.
Electric gate with intercom and remote control.
The whole building has been given a facelift.
Roof partly new and partly under 10 year guarantee or revised.
Attic insulated with glass wool.



