



Ref : 9307NDC

**Near Cahors, modern built house with swimming pool summer kitchen.**

Area



Habitable : 163 m<sup>2</sup>



Usable : 85 m<sup>2</sup>



Land : 1 Ha

485 000 €

**House of character for sale Lot.** Modern house of 163m<sup>2</sup> built in the typical regional style with pigeon tower. Living room 59m<sup>2</sup> with open kitchen, 4 bedrooms 3 of which are en suite, study room. Swimming pool with pool house and summer kitchen. Double garages for 2 cars, workshop. Nice landscaped park 10450m<sup>2</sup> with truffle oaks, vegetable and orchard garden. In a calm place close to a village with all services and access to the A20 motorway. Automatic gate and garden watering system. Main house 163m<sup>2</sup> built with quality materials, partly with stone walls 50cm thick. Two big terraces, North and South facing. Entrance hall : 9m<sup>2</sup>, wooden stairs going up to the tower. Living room with open kitchen : 59m<sup>2</sup>, chimney insert, exit to the covered South facing terrace. Bedroom 1 : 17m<sup>2</sup>, big fitted in wardrobes, access to terrace. Bathroom : 10m<sup>2</sup>. Bedroom 2 : 9m<sup>2</sup> with big fitted wardrobes and independent exit. Bedroom 3 : 11m<sup>2</sup>, built in wardrobe, private corridor 2m<sup>2</sup>. Shower room in suite : 4.50m<sup>2</sup> Bedroom 4 : about 12m<sup>2</sup>, exit to South facing terrace, independent corridor with built-in wardrobe and Shower room en suite : about 5m<sup>2</sup>. Big laundry room. Pigeon tower used as an office : approximately 10m<sup>2</sup>.

### IN SUMMARY

Rooms : 7  
Bedrooms : 4  
Bathrooms : 3

Swimming pool : yes  
Garage place : 2  
Parking space : 5  
Outbuildings : yes



Wood and Electric



Adsl

**Advantages :** Spacious house | Near to Cahors city and A20 motorway exit.

### SERVICES



1st Shops : 2 mn



All shops : 2 mn



Health : 15 mn



Elementary : 2 mn

Middle School : 2 mn

High school : 15 mn



15 mn



10 mn



40 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 184,00 kWh/m<sup>2</sup>.an

Estimation des émissions 8,80 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## DESCRIPTION

Outbuilding 1 : 64m².

Garage for 2 cars.

Another big room can be converted into independent apartment or office.

Covered terrace : 16m².

Outbuilding 2 : 21m².

Pool house with shower room, independent toilets, boiler room and workshop, cellar.

Summer kitchen with covered dining area : 26m².

Swimming pool 10m x 5m with large beach.

Landscaped park with integrated automatic watering system.

Truffle oaks plantation.

Orchard and vegetable garden.

10 minutes' walk to the center of a village with all services, schools, college.

Are you interested ?



Marie

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