



Ref : 9332DTA

Close to Cahors, character house with swimming pool and outbuildings

Area



Habitable : 210 m²



Usable : 370 m²



Land : 6 179 m²

532 000 €

Luxurious residence for sale Lot. Character combination composed of a house of 210m² living space with equipped and fitted kitchen with fire place, lounge dining room with fire place, an office with fire place, a tv lounge, a large snooker room, 3 bedrooms, 2 shower rooms, a vaulted wine cellar, a vaulted bakery with bread oven in good state, an adjoining garage, a woodshed, a large garage, an attached workshop, a fitted summer kitchen attached with a large covered terrace, a chloral system swimming pool of 10x5m, pool technical room, a well, an outbuilding with boiler room and laundry, on 6100m². The house Stone stairs leading to the bolet, with stone pillars and stone floor Massive wooden door with door-knocker Landing : 3.15m², exposed beams, terra cotta floor Kitchen : 23.50m², fitted and equipped, 4 gaz burner cooker + wok, Sholtès oven, double sink, Bosch dishwasher, several elements, exposed beams, large open fire place, 2 large bay windows with double glazing Wc : 1.80m², terra cotta floor, hand wash Lounge/dining room : 51.50m², exposed beams, large fire place, sprung floor, 4 double glazed bay window, massive staircase leading to the upper floor. Office : 14.20m², large stone fire place, several niches, bay window on gable and façade, exposed beams, terra cotta floor, stone sink, independent access to the bolet north-west. Access to garden floor by a terra cotta and wood staircase Bedroom 1 vaulted or tv lounge, bay window single glazing north, sand stone floor, access to exterior south Access to the snooker room : 38m², exposed beams, carpet floor, bar, outside access by double glassed door, single glazing. Wardrobe : 2.55m², storage and electric meter Access to the vaulted wine cellar : 22m², graveled floor, direct outside access

IN SUMMARY

Rooms : 8
Bedrooms : 3
Bathrooms : 2

Swimming pool : yes
Garage place : 4
Parking space : nc
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Bright | Spacious

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 10 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 10 mn



10 mn



15 mn



75 mn



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DESCRIPTION

First floor :

Large landing : 36m², skylight and round window, exposed frame, carpet

Bathroom : 6m², bathtub, bidet, double basin, large mirror, exposed frame, carpet, low voltage lightening

Bedroom 2 : 8m², skylight, carpet

Bedroom 3 : 26.50m², skylight, 2 round windows, carpet

In the pigeonier tower

Corridor : 5.70m², carpet

Toilet : 1.50m²

Bathroom : 7.70m², window, basin, mirror, low voltage lightening, corner bathtub, cupboard with mirror front,, towel dryer on central heating, bidet, carpet

Staircase leading to the mezzanine, window

Extra bedroom : 8m²

Outbuildings :

Vaulted stone bakery 24m², bread oven in good state, brick floor

Attached outbuilding (garage) : 16.50m²

Wood shed : 7m², earth floor

Garage : 56m², concrete floor, electricity, workshop attached with concrete floor and electricity

Attached summer kitchen : 26.55m² with large covered terrace, open on 2 sides, bay window for the third side, stone pillars, sand stone floor, barbecue + oven, exposed frame, bar with water

Kitchen : 9.50m², sand stone floor, equipped kitchen, sink, 2 burner cooker, furniture's, dish washer, cupboards, access to garage, low voltage lightning

Toilet : 1.20m²

Swimming pool : 10x5m, mosaic, chloral system, shower, large beach made of concrete tiles.

Technical room : 4.35m², concrete floor

Well : 9m deep

Pond

Boiler room/laundry : 6.85m², concrete floor, + covered terrace 5.25m², terra cotta floor, trapdoor on the floor for oil tank. Vitola Wiessman boiler 35 to 43kw, sink with hot and cold water, fitted for washing machine and dryer.

Real estate of character with numerous outbuildings, at 10mn from Cahors, close to a bus stop.

Are you interested ?



Marie

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