



Ref : 9427PJP

**Very beautiful exceptional property located in the south of the Lot**

Area



Habitable : 320 m²



Usable : 408 m²



Land : 29 Ha

1 350 000 €

**Manor-house for sale Lot.** Very beautiful exceptional property magnificently restored with noble materials, house, bread oven, dovecote, south of Cahors in white Quercy on a plot of land of 2.9ha offering a tiled and heated pool of 12x6m with a breathtaking view and close to a village. Possibility of doing a commercial activity there using the dovecote as a cottage plus three guest rooms in the house, each of them with an independent entrance. While being in the countryside, this beautiful residence is three kilometers from shops and services not far from a tourist village.

#### IN SUMMARY

Rooms : 10  
Bedrooms : 6  
Bathrooms : 6

Swimming pool : yes  
Garage place : 2  
Parking space : 3  
Outbuildings : yes



Gas and wood



Adsl

**Advantages :** Countryside | Commercial activity

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 20 mn



20 mn



25 mn



60 mn



75 mn

#### ENERGY INFORMATION

Consommation conventionnelle 271,00 kWhép/m².an

Estimation des émissions 48,00 kg éqCO2/m².an

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## DESCRIPTION

### Main house:

#### Ground floor:

Entrance: 16.52 m<sup>2</sup>

Corridor: 13.60 m<sup>2</sup>

Super-equipped open-plan kitchen: 27.87 m<sup>2</sup> opening onto a covered terrace.

Living room: 63.82 m<sup>2</sup> with stone fireplace

Office: 26.56 m<sup>2</sup> with period fireplace

Independent bathroom: 4.83 m<sup>2</sup>.

En suite room 1: 21.14 m<sup>2</sup>

Shower room: 3.06 m<sup>2</sup> shower, WC, washbasin unit

En suite room 2: 26.31 m<sup>2</sup>

Dressing room: 3.68 m<sup>2</sup>

Bathroom: 10.78 m<sup>2</sup> Italian shower, bath, basin unit, WC

### Garden level:

Level: 2.93 m<sup>2</sup>.

En suite room 3: 18, 54 arched stone room

Bathroom: 2.71 m<sup>2</sup> Italian shower, basin unit, WC

En suite bedroom 4: 17.58 arched stone room

Bathroom: 7.39 m<sup>2</sup> bathtub, basin unit

Separate toilet: 1.90 m<sup>2</sup>

En suite room 5: 13.73 m<sup>2</sup>

Shower room: 4.28 m<sup>2</sup> Italian shower, basin unit, WC

Laundry room 11.95 m<sup>2</sup>

technical room: 18.99 m<sup>2</sup>

### DEPENDENCES :

Covered bread oven: 23.29 m<sup>2</sup>

Garage: 33.38 m<sup>2</sup>

Dovecote on three levels converted into a gîte:

Basement: office: 9.08 m<sup>2</sup>.

Level 1: Bathroom: 12.01 m<sup>2</sup> bathtub, basin unit, WC.

Level 2: Kitchen / Living room: 12.88 m<sup>2</sup>.

Level 3: Bedroom 13.72 m<sup>2</sup> with exposed framework

### EXTERIORS :

Wells in function

Swimming pool 12 x 6 tiled, heated

Shaded park, landscaped with watering and unobstructed view

This former bourgeois farmhouse in ruins was rebuilt with noble materials in the 2000s, while respecting the architecture. In the living area the floors are made of natural stone with underfloor heating, the bedrooms have oak wooden floors and radiators. The joinery is made of oak and double glazing. Central heating with propane gas, condensing boiler and underground tank. All the rooms are very bright.

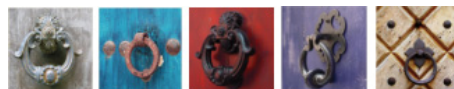
Are you interested ?



Marie

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