



Ref : 9440NDC

House with two gites and pool for sale near Cahors, Lot

Area



Habitable : 361 m²



Usable : 480 m²



Land : 5 465 m²

495 000 €

Farmhouse & Mas for sale Lot. In the Regional Natural Protected Park of the Quercy Causses. Quiet place at 15 minutes from Cahors. Stone house located in a hamlet and 2 self-catering accommodations completely furnished. Secured swimming pool. Beautiful land 5465 m² bordered by stone walls.

IN SUMMARY

Rooms : 13
Bedrooms : 5
Bathrooms : 6

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



Gas and wood



Adsl

Advantages : House and two gites | Quiet place near Cahors

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 15 mn



15 mn



15 mn



45 mn



70 mn

ENERGY INFORMATION

Consommation conventionnelle 235,12 kWh/m².an

Estimation des émissions 3,16 kg éqCO₂/m².an



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DESCRIPTION

Main house : 190m² of furnished area.

1st level.

Elevated entrance is made by a stone staircase and a traditional covered terrace "Bolet".

Living room with stone fireplace and insert, typical old stone sink.

Quality kitchen furnished in a bright room, exposed stone walls, original fitted in wardrobe.

Independent toilets.

Bedroom with en suite shower room.

Attics transformed into a large suite with bathroom and dressing room, exposed beams.

Ground floor.

Office can be converted into bedroom .

Wooden staircase giving access to level R+1, independent entrance from the courtyard.

2 Large cellars arranges in laundry room, panty, shed.

Gîte 1 : 100m², terrace and private access.

Living room, separate fitted kitchen.

Bedroom 1 with en suite bathroom.

Bedroom 2 in mezzanine with shower and sink.

Gas-fires central heating.

Gîte 2 : 70m², terrace and private access.

Living room with possibility to integrate a stove.

Large fitted kitchen opened to the living area.

Bedroom 1 with en suite bathroom

Bedroom 2 with en suite shower room.

Integrated floor gas heating

Security protected swimming pool 11m x 5m.

Small stone outbuilding.

Wooden shelter for 2/3 horses.

Garden shed in new wood.

10 Minutes from all conveniences, schools, college, doctors.

Possibility to rent 2 self catering accommodations.

Important tourist potential.

Many paths to go for a walk

Are you interested ?



Marie

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