



Ref : 9460OAC

Close to Figeac, typical restored house perfectly maintained

Area



Habitable : 194 m²



Usable : 323 m²



Land : 3 496 m²

323 000 €

Farmhouse & Mas for sale Lot. Quercynoise house from the 18th century built on two levels plus cellars, with a living area of 195 m², with on the first floor, dining room with fireplace, fitted and equipped kitchen, living room with fireplace, bedroom en suite with shower room, separate wc, a second bedroom/study, separate wc, a third bedroom, bathroom with wc. On the second floor, sitting room, two bedrooms, library/study in the pigeonier, separate wc, shower room. On the ground floor, laundry/linen room, cellar, wine cellar, boiler room, cellar for storage, workshop and carport under the terrace, large awning adjoining the house which serves as an open garage, well, old pigsty, vegetable garden, orchard. Access by remote controlled gate, gate for garden access, pretty stone porch with gate. Automatic gate giving access to the house

IN SUMMARY

Rooms : 9
Bedrooms : 5
Bathrooms : 3

Swimming pool : no
Garage place : 3
Parking space : nc
Outbuildings : yes



Fuel



Adsl

Advantages : Recent restoration | Calm

SERVICES



1st Shops : 5 mn



All shops : 10 mn



Health : 10 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 10 mn



5 mn



60 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 184,00 kWhép/m².an

Estimation des émissions 20,00 kg éqCO₂/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

DESCRIPTION

House

1st floor

Access by stairs leading to a very large terrace on the East side

Dining room : 28.00 m², solid fir wood parquet floor, monumental stone fireplace with wood burner, exposed beams, solid wood staircase leading to the first floor.

Vaulted souillarde of 1730: 8.50 m², fitted and equipped, microwave and Neff oven, 5 burner gas hob Siemens + hood, Siemens dishwasher, access to 6.50 m² terrace and garden on the west side.

Large living room : 31.50 m², French window giving access to East terrace, South window, parquet floor, open fireplace with trapdoor.

Bedroom 1 en suite: 18.45 m², fir wood floor, South facing window, shower room with washbasin unit and large mirror, Italian shower, electric towel radiator, tiled floor and walls.

Separate Wc : 1.50 m².

Storeroom : 1.40 m², parquet floor.

Wc : 1.30 m², tiled floor and washbasin.

Bedroom 2/study : 16.50 m², parquet floor, West window, open view on countryside.

Bedroom 3 : 19.50 m², parquet floor, West window, open view on countryside.

Cupboard with dry column.

Bathroom : 5.80 m², double washbasin unit with mirror and low voltage lighting, bathtub with shower screen, tiled floor, wc, window on north side, towel radiator.

Second floor

Living room on mezzanine : 20.00 m², pine parquet floor, east window, exposed beams.

Old dovecote : 9.80 m², library, view over the countryside, exposed beams.

Storeroom : 1.70 m², pine parquet floor, access to 2 bedrooms.

Bedroom 4 : 9.00 m², pine parquet floor, east window, exposed beams.

Bedroom 5 : 13.00 m², pine parquet floor, south window, access to the attic which can be converted into a dressing room.

Separate toilet : 1.20 m², pine parquet floor.

Shower room : 5.00 m², multi-jet shower cabin, vanity unit with large mirror and low voltage, towel radiator, ventilation.

Ground floor

Large shed, open garage, wood store, gravel floor, new roof and framework.

Laundry/laundry : 15.00 m², gas supply for kitchen.

Cellar: 36.00 m², access by old ogival door, gravel floor, electricity meter.

Wine cellar : 8.00 m², ventilated and vaulted.

Cellar of 1782 : 31.50 m², boiler room with Chappée condensing boiler, 2 independent circuits, oil tank +5000L, hot water tank 300L, softener.

Cellar of 1764 : 37.00 m², clay floor.

Under the terrace

Workshop: 12.50 m², concrete floor

Garage : 10.00 m², concrete floor.

Pigsty shed with nice stone gate.
Source-fed tank well.

Wooded and landscaped grounds

Verger

Vegetable garden

Large automatic gate + 2 other access gates.

All windows and external doors in pvc with double glazing.

Roof and floors insulated.

Mains drainage on standby.

Good environment, quiet.

Near services

10 mn from Figeac

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com