



Ref : 9469PJP

## Close to cahors, country home with converted outbuildings

Area



Habitable : 213 m²



Usable : 327 m²



Land : 2 849 m²

377 000 €

**Farmhouse & Mas for sale Lot.** In a beautiful quiet and wooded environment, stone property of 213 m² living space, consisting of a Quercynoise house with bolet, kitchen, large living room with fireplace, two bedrooms, a bathroom, an outbuilding with entrance, shower room, 2 bedrooms, kitchen, veranda, large covered terrace, a second outbuilding with two bedrooms, 1 shower room and a large covered terrace connecting these two bedrooms. Land of 2850 m² with trees and many species. Well.

### IN SUMMARY

Rooms : 11  
Bedrooms : 6  
Bathrooms : 3

Swimming pool : no  
Garage place : nc  
Parking space : 4  
Outbuildings : yes



Wood and Electric



Adsl

**Advantages :** Character | Quiet

### SERVICES



1st Shops : 13 mn



All shops : 13 mn



Health : 20 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 20 mn



20 mn



15 mn



60 mn



80 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an  
Pas de données

Estimation des émissions 0,00 kg éqCO2/m².an  
Pas de données

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### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS  
Tel +33 (0)5 65 35 63 32  
contact@maisonsetchateaux.com

## DESCRIPTION

House with 15th century bases

Access by a stone staircase leading to a covered terrace (bolet).

Entrance through the kitchen: 10.60 m<sup>2</sup>, terracotta floor, exposed beams, old stone sink, 4 gas hobs, stainless steel sink.

Living room: 51.00 m<sup>2</sup> consisting of a dining room section for 22.00 m<sup>2</sup>, fir parquet flooring, exposed beams, exposed stone walls, high ceilings, and a 29.00 m<sup>2</sup> lounge, terracotta floor, large stone fireplace (inglenook fireplace). Windows with double glazing, Godin wood stove, plastered walls.

On the ground floor

Staircase with terracotta arriving at a corridor/clearance: 8.35 m<sup>2</sup>, terracotta floor, stone walls, pellet stove.

Bedroom 1: 23.35 m<sup>2</sup>, terracotta floor, plastered walls, 1 north window, 1 west window.

Bedroom 2: 14.53 m<sup>2</sup>, terracotta floor, exposed beams, east window, stone walls.

Bathroom: 8.30 m<sup>2</sup>, terracotta floor, stone walls, South window with double glazing, bath, furniture with basin, direct access to the garden.

Toilets: 1.70 m<sup>2</sup>, window with double glazing, terracotta floor, 150L hot water tank.

Outbuilding 1 fitted out in an old dovecote.

Entrance: 3.00 m<sup>2</sup>, sandstone floor.

Toilets: 1.40 m<sup>2</sup>, terracotta floor, east window.

Shower room: 4.50 m<sup>2</sup>, shower tray, sink, bidet, sandstone floor, hot water tank under the stairs.

Bedroom 1 : 11.30 m<sup>2</sup>, sandstone floor, east window, electric heating.

Kitchen: 5.00 m<sup>2</sup>, fitted and equipped, gas cooker 4 burners, dishwasher, double sink with mixer, refrigerator, washing machine, stoneware floor, east window, old glazed door giving access to a beautiful 19.50 m<sup>2</sup> verandah glazed on 3 sides with sliding bronze aluminum windows, stone floor, exposed framework, external blinds.

On the first floor

Bedroom 2: 9.00 m<sup>2</sup>, terracotta floor, south window, electric heating.

Covered terrace: 16.00 m<sup>2</sup>, stone floor, stone sink, barbecue, south facing.

Outbuilding 2 of more recent construction.

Large covered terrace: 45.00 m<sup>2</sup>, open on both sides North and South, concrete floor, oak pillar, exposed beams, view on the countryside. At each end is located

Bedroom 1: 14.50 m<sup>2</sup>, sandstone floor, south window, exposed beams.

Bedroom 2: 25.00 m<sup>2</sup>, sandstone floor, exposed beams, window to the South and North.

Shower room: 3.00 m<sup>2</sup>, sandstone floor, shower, toilet, sink, blower, electric heating.

Basement: 30.00 m<sup>2</sup>, ventilated, graveled floor, two small windows, wine cellar, hot water tank.

Outbuilding 3: 23.00 m<sup>2</sup>, wooden structure and cladding, tiled roof, wooden storage and gardening equipment, bicycle shelter.

Landscaped and wooded grounds with many species.

Well

Beautiful environment

Quiet but not isolated

Are you interested ?



Marie

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

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)



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