



Ref : 9495TPL

House and 2 cottages for sale in Lot

Area



Habitable : 435 m²



Usable : 65 m²



Land : 2,4 Ha

575 000 €

Farmhouse & Mas for sale Lot. In a hamlet, 10mn from all amenities, authentic property with its main stone house of 180m² built on 3 levels with lounge, dining room, equipped kitchen, 4 bedrooms and outbuildings converted as cottages of 101m² and 153m², respectively 2 and 5 bedrooms, swimming pool, workshops, private terraces for each dwelling, the all combination on 2.3ha of land partly wooded. MAIN HOUSE 180M² Ground floor Entrance 10.64m², double glazed door with double glazing, tiled floor

IN SUMMARY

Rooms : 21
Bedrooms : 11
Bathrooms : 7

Swimming pool : yes
Garage place : nc
Parking space : 5
Outbuildings : yes



Gas and wood



Adsl

Advantages : House and 2 gites | Seasonal renting business possible

SERVICES



1st Shops : 4 mn



All shops : 10 mn



Health : 10 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 10 mn



10 mn



25 mn



50 mn

ENERGY INFORMATION

Consommation conventionnelle 196,00 kWh/m².an

Estimation des émissions 53,00 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

Lounge 27.85m²

2 windows with single glazing, on 2 faces, east and west, fire place with Gaudin stove, terra cotta floor

Equipped and fitted kitchen, 26.25m², high standard Lacanche cooker, AEG electric oven, Miele dish washer, terra cotta floor, a window with single glazing

Dining room 9.79m², communicating with the kitchen, tiled floor, a French window with double glazing

Scullery 5.69m² wc 1.28m²

LEVEL 1, access by a walnut staircase from the entrance

Landing, a window, 10.02m²

Bedroom 1, 29.52m², 2 windows on 2 faces, wooden floor, large nailed boards

Bedroom 2, 16.90m²

entrance 2.23m², wooden floor

bathroom 6.22m² with basin, shower, bath tub, wc

LEVEL 2

Landing lighted by skylights, pine wooden floor 7.06m²

wc with basin 2.04m²

Office or smaller bedroom 3, 6.40m²

Bedroom 4, 20.70m²

Attic 8.00m²

COTTAGE N°1 - 101.75m², suitable for 4/6 people, attached to the main house

GROUND FLOOR

Living room and kitchen 20.27m²

Equipped and fitted kitchen, staircase, cupboard with gas boiler

Sleeping area

Bedroom 1 en suite, 13.05m², tiled floor and access to the private lounge

Lounge 9.15m², tiled floor, glazed doors with double glazing, access to private terrace

Bathroom 4.32m², basin, Italian shower and bathtub

Level 1, reachable by the staircase in the kitchen

Lounge 43.67m², wooden floor, 2 skylights, glazed door to a private terrace

Level 2

Bedroom 2 on mezzanine 11.20m²

floor area of 25.54m², reachable by retractable stairs

COTTAGE N°2 - 153.22M², suitable for 10 people

GROUND FLOOR

Living room with open kitchen 40m²

large bay window, double glazing, tiled floor, wood stove, 6.40m under ridge, kitchen area fitted and equipped

Wooden terrace on the pool side 55m²

Bedroom 1 en suite 14.22m²

French window to terrace, tiled floor

shower room, shower, basin, wc 4.04m

LEVEL 1

mezzanine to use as a lounge or an office 22.08m²

reachable by a wooden staircase from the living room

Bedroom 2 en suite 14.56m²

1 skylight, wooden floor

shower room, shower, basin, wc, 3.86m²

Bedroom 4 en suite 14.36m²

shower room, shower, basin, wc, 4.39m²

Bedroom 5 en suite 12.98m²

shower room, shower, basin, wc, 4.17m²

Courtyard level

Workshop 1 : 17.60m²

Workshop 2 : 39.60m²

Swimming pool of 8x4 with liner, chloral filtration

Technical information's:

Drainage from 2012, up to standards control done in 2016 without any defects

Gas boiler for the main house and the attached cottage

Electric heating system and wood stove for cottage N°2

2 water tanks of 150 and 300 liters

Possibility to take over a commercial activity dedicate to tourism.

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