



Ref : 9545PJP

Beautiful property consisting of two houses in Lot et Garonne

Area



Habitable : 365 m²



Usable : 498 m²



Land : 1,1 Ha

775 000 €

Luxurious residence for sale Lot et Garonne. Nice combination composed of two houses entirely restored and a 12x6m swimming pool. Located in south Lot et Garonne, with an open view over the country side, on a 11466 m² land. This property has the potential for a commercial activity.

IN SUMMARY

Rooms : 12
Bedrooms : 8
Bathrooms : 4

Swimming pool : yes
Garage place : 1
Parking space : 2
Outbuildings : yes



Heat pump



Adsl

Advantages : Countryside not isolated | Commercial activity

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 35 mn



Elementary : 5 mn

Middle School : 20 mn

High school : 20 mn



20 mn



60 mn



60 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 90,00 kWh/m².an

Estimation des émissions 6,00 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

Both houses are comfortable and pleasant to live in, the restoration is good quality. The roofs are new, the woodwork is double glazed, insulation for the attic and walls. The floors are terra cotta and wooden floors. The large house is equipped with an aerothermal heat pump heating system feeding a heated floor and a solar system for hot water. For the gîte the heating is electric with soft heat radiators. The electrical installation and sanitation are in accordance with standards.

Main house.

Ground floor:

Covered terrace : 80 m².

Fitted and equipped kitchen : 20,58 m²

Living room: 53.34 m² with stone fireplace

Corridor: 10.34 m² (10.34 sq. ft.)

Bedroom 1: 12.88 sq.m.

Bedroom 2: 14.34 m² with dressing room 4.97 m².

Office / TV : 13.86 m²

Laundry room : 14,52 m²

Bathroom : 12,92 m² washbasin, shower.

WC : 2,92 m².

Library: 6.97 m²

Upstairs:

Landing : 35,51 m²

Bedroom 3: 14,72 m²

Bedroom 4: 14.72 m²

Shower room: 5.84 m² wc, shower and washbasin.

House N° 2

Stone staircase with bolet: 6 m².

Kitchen / living room : 65,82 m²

Bedroom 1: 12.04 m²

landing : 3.60 m²

Shower room : 5 m². WC, shower, washbasin

Upstairs:

Stairwell and landing : 4,15 m².

Bedroom 2: 20.89 m²

Bedroom 3: 11.83 m²

Bedroom 4: 11.83 m²

Shower room : 10.37 m².

Basement :

Cellar 1: 27.22 m² converted into a music studio
Cellar 2: 24.97 m² converted into a laundry room.

Outbuildings:

Barn : 20,42 m².

Garage : 22,04 m²

Cellar 3 : 19,27 m²

Chicken house : 6 m²

Exteriors :

Very beautiful park arranged and decorated with shrubs and flowers in harmony with the building. A wooden pergola gives a beautiful view of the setting sun and the 12 x 6 swimming pool, equipped with an automatic shutter. The whole on hilly land of 1 ha1466.

Are you interested ?



Marie

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