



Ref : 9546NDC

Character house with outbuildings, pool, gite, dovecote close to Cahors

Area



Habitable : 470 m²



Usable : 590 m²



Land : 2,7 Ha

628 000 €

Luxurious residence for sale Lot. Less than fifteen minutes south of Cahors, in a Quercy Blanc village on the road to Compostela, stone character property, ideally placed and organized for a project of reception or large family home on 2.7 ha. The property is composed of a Quercynoise house, renovated and embellished with outbuildings, including a barn, an independent apartment, two independent bedrooms, a dovecote, two wells, a swimming pool, a tennis court and meadows with horse boxes. Landscaped and wooded park with beautiful oaks. Pleasant environment in the heart of a village, the property is surrounded by high laurel and boxwood hedges, out of sight.

IN SUMMARY

Rooms : 14
Bedrooms : 8
Bathrooms : 7

Swimming pool : yes
Garage place : 3
Parking space : 10
Outbuildings : yes

Fuel
Adsl

Advantages : At the heart of a village | Nice typical buildings

SERVICES



1st Shops : 8 mn



All shops : 15 mn



Health : 15 mn



Elementary : Nearby

Middle School : 15 mn

High school : 15 mn



15 mn



10 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 175,00 kWh/m².an

Estimation des émissions 52,00 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

The main house

This 18th century stone Quercynoise house, built on 3 levels, has benefited from a recent quality renovation that has preserved all the original character elements and offers modern comfort.

Solid wood entrance door with knocker

A beautiful staircase patinated by time and decorated with a stained glass window, leads upstairs to the living area.

Large open kitchen of about 30 m² with exposed stone walls, floor in Occitan stone, old cupboards, niches, exposed beams, old stone sink, renovated "Cantou" fireplace with Polyflamme fireplace communicating with the living room. Lacanche stove, dishwasher and scullery equipped with an american fridge, 4 m².

Glass door leading to a small terrace and view on a closed courtyard with Mediterranean spirit.

Living/dining room of about 60 m² with fireplace communicating with the kitchen, exposed stone, beams, large bay windows bathe the room with light, two high glass doors lead to a superb covered terrace of about 60 m² with view on the rose garden, pergola and recent arbour, staircase leading to the garden.

Parental suite:

Ancient door in solid wood with stone frame

Bedroom 1 with exposed beams, solid oak checkered parquet flooring, large mirror, wall-mounted TV, 25 m²,

The bathroom is riad style with the tadelakt, its round earthenware basins, bathtub on feet, towel radiator and suspended toilet, concrete floor, 7m².

Dressing room of about 8 m² fitted with closets and quality wall storage (Clavières), solid oak chequered floor.

On landing, separate shower room with shower, wc and washbasin.

From the kitchen a wooden door leads to a luminous study with decorative fireplace, solid wood floor, 14 m².

From the living room, a wooden staircase leads to the second floor under the attic.

Bright landing; coconut floor, exposed beams, velux.

On the left, large room under slope of about 30 m² which can be used as bedroom 2, study, or playroom with adjoining room with kitchenette.

On the right, bedroom 3, under slope, exposed beams, parquet floor, velux, niche with storage, shower room with washbasin, Italian shower, wc,

Bedroom 4, under slope, two rooms in a row, velux, exposed beams, bathroom with bathtub, toilet, double washbasin.

On the ground floor,

On the left, bedroom 5, vaulted stone room with small windows, could be converted into a video room.

On the right, large room to renovate with stone floor, old stone sink, large open fireplace "cantou", water point, lots of storage space, used by the owners as a gym.

Large room workshop and laundry room of about 35 m², piece of furniture, workbench, many cupboards and points of light, sink, fridges, access to courtyard.

Cellar and boiler room with Viesmman boiler, oil central heating.

On the right, vaulted stone room, wine cellar.

The Outbuildings

Independent apartment

Apartment completely renovated in the outbuilding adjoining the barn of about 70 m².

Access via a glass door.

Large living room with open kitchen, bay windows with view on the park, very bright room with stone walls and exposed beams. Large central island with double sink, kitchen equipped with oven, dishwasher, gas stove, extractor hood, plenty of storage space.

Wooden door communicating with the barn.

Bedroom 6 of about 22 m² with its shower room of about 6 m² with Italian shower, washbasin and toilet.

New roof, recent insulation, heat pump heating and air conditioning.

Attached to this apartment, two independent bedrooms, one with its own shower room/wc and the other with bathroom/wc, each bedroom has an outside access.

New roof, electric radiators heating.

Barn of more than 120 m² to finish to fit out, insulation made, 2 velux, recycled wood floor, several possibilities of arrangement, this barn adjoins the independent apartment and a door would allow them to communicate.

A remarkable listed dovecote of the XIIth completes this set.

Dovecote on stilts, restored by the companions of duty.

On the ground floor of the Quercynoise house, under the terrace 3 shelters for the parking of vehicles, large parking lot and shed adjoining the courtyard.

The swimming pool surrounded by high hedges that shelter the swimmers from prying eyes, 10 by 5, tiled deck, needs some renovation work, room with sink fridge and pool technical room.

Tennis court also needs some renovation work or the possibility to remove it and replace it with an orchard.

Rose garden along the court.

Land of 2.7 hectares including a magnificent park planted with cypress trees, very beautiful trees including a superb three hundred year old oak, groves, laurel and boxwood hedges, rose gardens, 2 wells.

Beautiful courtyard in front of the house, pleasant terrace protected from view by stone walls and old carriage entrance.

Two meadows, one of which is fenced with electrified wire and two horse boxes.

Several water points on the property, drip for massifs.

Are you interested ?



Marie

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