



Ref : 9555LMV

## Old winegrower's house with garden in a village near Cahors

Area



Habitable : 90 m<sup>2</sup>



Usable : 218 m<sup>2</sup>



Land : 821 m<sup>2</sup>

174 000 €

**House of character for sale Lot.** Village house 15 minutes north-west of Cahors, Southwest of France. Old winegrower's house with extension on a plot of land of about 800sqm. Large terrace with views over the surrounding countryside. Two large bedrooms, exposed beams, parquet floor, fireplace, beautiful vaulted cellar.

### IN SUMMARY

Rooms : 3  
Bedrooms : 2  
Bathrooms : 1

Swimming pool : no  
Garage place : 1  
Parking space : nc  
Outbuildings : yes



Wood and Electric



Adsl

**Advantages :** Covered terrace with views over the countryside | Immediately habitable

### SERVICES



1st Shops : 8 mn



All shops : 8 mn



Health : 15 mn



Elementary : Nearby

Middle School : 15 mn

High school : 15 mn



15 mn



20 mn



90 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

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## DESCRIPTION

Staircase and gate with access to a large hexagonal covered terrace of 40 m<sup>2</sup> opening onto the surrounding countryside.

This terrace could be closed to become a pleasant winter garden.

Entrance door

Living room with kitchen area, inglenook fireplace with wood burner, stairs leading to the attic, exposed beams and fitted cupboard, window overlooking the garden, tiled floor, 29m<sup>2</sup>.

Fitted and equipped kitchen, oven, dishwasher, fridge, gas hob 4 burners, hood, 4m<sup>2</sup>.

Bedroom 1 with parquet floor, exposed beams, beautiful view 16.5 m<sup>2</sup>

Vestibule 10.59, tiled floor, beams, garden access from the terrace and gate access from the road.

Bedroom 2 with parquet floor, exposed beams, 17.5 m<sup>2</sup>, wardrobe 2.5 m<sup>2</sup>.

Bathroom with shower, washbasin: 5m<sup>2</sup>.

Wc: 1.7

Storage: 1.8

Staircase to the ground floor, room converted into an extra bedroom,

Utility room, concrete floor, insulation, door with access to the garden : 19.5 m<sup>2</sup>.

Vaulted cellar, beautiful stone house with electric hot water tank, water softener, pump connected to water reserve under the terrace for watering and filling the swimming pool, 51 m<sup>2</sup> on the ground.

Garden with flat and sandy area for a freestanding swimming pool, vines, fig tree, laurel, shed for wood storage.

Garage under the terrace.

Electric heating and wood (fireplace in Cantou).

Water softener

Individual sanitation

School on foot, school pick up for middle school and high school, immediate access to woods and footpaths.

This house is ideal for those looking for a second home and with some renovation works could become a comfortable main residence.

Are you interested ?



Marie

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