



Ref : 9558NDC

**In the Regional Park combination of 3 renovated houses, 5 guest rooms, pool**

Area



Habitable : 380 m<sup>2</sup>



Usable : 486 m<sup>2</sup>



Land : 6,5 Ha

798 000 €

**Property & Domain for sale Lot.** Beautiful set of stone houses renovated in the ecological spirit with natural materials. House with 4 bedrooms and 5 labelled guest rooms, with hammam and jacuzzi. Barns, bread oven, swimming pool, summer kitchen. Land 6.5Ha. Nice views. Quiet.

#### IN SUMMARY

Rooms : 14  
Bedrooms : 9  
Bathrooms : 9

Swimming pool : yes  
Garage place : nc  
Parking space : 15  
Outbuildings : yes



Heat pump



Adsl

**Advantages :** 5 Bed and Breakfast and large detached house | Large plot of land in a quiet area near Cahors

#### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 15 mn



15 mn



15 mn



50 mn



99 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

In the Regional Natural Park of the Causses du Quercy. Close to Cahors. Beautiful set of stone houses renovated in the ecological spirit with natural materials. Total fitted surface 380m<sup>2</sup>. Large main house with cathedral living room, private terrace, 4 bedrooms, 2 bathrooms, professional kitchen and 5 guest rooms with hammam and jacuzzi, breakfast room and summer kitchen; 2 bedrooms have access for disabled people. Barns, bread oven, swimming pool, summer kitchen.

Underfloor heating in all the houses.

Large barn. Land 6.5Ha with vegetable garden and orchard, meadows, woods, golf practice.

Secured heated swimming pool with easy access.

Land 6.5Ha. Quiet. Beautiful views of the surrounding countryside

Main house, 4 bedrooms.

Former barn enlarged and fitted out of 180m<sup>2</sup> including the main house and breakfast room.

Courtyard.

Large living room with ceiling cathedral style, open professional kitchen, exit to a private terrace with beautiful views over the countryside.

2 bedrooms on the ground floor each with its own shower room, separate toilet.

Large mezzanine leading to 2 bedrooms upstairs, shower room and toilet.

Cellar, large storage room and laundry room.

The 5 Bed and Breakfast rooms are located in 2 renovated typical country houses.

The renovation was carried out in lime-heat, rough wood, waxed concrete with underfloor heating, for optimal comfort.

Bedroom 1 double on the ground floor, 41m<sup>2</sup> with a bathroom (hammam shower, WC, washbasin)

Bedroom 2 on the first floor, access via a small "bolet" terrace, 38m<sup>2</sup> with a bathroom (balneotherapy bath, chroma-therapy, aromatherapy, Italian shower, WC, washbasin); original features: stone sink, antique cupboard built into the wall.

Bedroom 3 on the first floor, access by the same "bolet" terrace, 35m<sup>2</sup> with a hammam shower, a WC, washbasins.

Bedroom 4 on the ground floor, 42m<sup>2</sup> with a bathroom, balneotherapy bath, chroma therapy, aromatherapy, Italian shower, WC, washbasin.

Bedroom 5 on the first floor, access via a "bolet" terrace, 48m<sup>2</sup> with a balneotherapy bath, chroma therapy in the bedroom and a separate shower room, Italian shower, washbasin, WC; original stone sink as decorative element.

Summer kitchen fitted out in an old barn, equipped and at the disposal of the guests; very beautiful view on the beach of the swimming pool and the countryside.

Heated swimming pool, new reinforced liner guaranteed 20 years, automatic treatment system.

Shaded terrace surrounded by lavender.

Outdoor dining area.

Barn, bakery with bread oven, other small outbuildings.

3 Houses are heated by the ground and each one is equipped with its reversible heat pump.

Efficient water softener.

Are you interested ?



Marie

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