



Ref : 9576NDC

Nice property for sale, 3 houses, guest rooms, pool, large plot, Lot region

Area



Habitable : 280 m²



Usable : 370 m²



Land : 4,9 Ha

426 000 €

Property & Domain for sale Lot. In the Quercy Causses Regional Natural Park. Beautiful stone family property forming a courtyard without vis-à-vis. Former Quercy farmhouse restored by an architect, composed of a main house, 2 guest houses. Several shaded terraces. Playhouse for children's games. Secure swimming pool. Well. Orchard garden, meadows and woods on a land of 4Ha87a50ca. Village with all commerce is 10 minutes away. 15 minutes from the Cahors-Sud access to the A20 motorway.

IN SUMMARY

Rooms : 14
Bedrooms : 7
Bathrooms : 7

Swimming pool : yes
Garage place : nc
Parking space : 4
Outbuildings : no



Electricity



Adsl

Advantages : Stone House and 2 gîtes, 7 bedrooms, swimming pool | Calm and discretion not far from shops

SERVICES



1st Shops : 3 mn



All shops : 10 mn



Health : 30 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 30 mn



30 mn



15 mn



40 mn



80 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO2/m².an
Pas de données

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— DESCRIPTION

Main house

Ground floor

Long covered terrace leading to the living room, the kitchen and the guest bedroom in the bakery.

Living room: 43m², fireplace and stone "souillarde" sink.

Bright glazed kitchen: 15m² and the en-suite laundry room of 3.50m².

Converted attic with access from the outside.

Bedroom 1: 11.80m² including built-in cupboard 1.80m²

Shower room: 3m², large walk-in shower.

Clearance: 2m²

Bedroom 2 under the roof: 30m² of the floor area.

Bathroom: 4m² .

Corridor: 5m x 2m.

Cellar : 14m².

Guest room 3 in the former bakery

Ground floor: 16.60m².

Mezzanine: 5.70m² .

Bread oven.

Shower room: 3m², access from the terrace.

2 independent accommodations fitted out in the barn

1st Accommodation

Large covered terrace

Ground floor: 60m², large living room with wooden staircase, semi-open kitchen, pantry, shower room, WC and large built-in cupboard.

Attic Floor.

Mezzanine landing: 4m².

Bedroom 4: 13m², large picture windows.

Bedroom 5: 23m² on the ground and large under roof wardrobe.

En-suite bathroom: 4m² + under roof wardrobe 1.80m².

2nd Guest's apartment

Ground floor: 40m² living room, wooden staircase, semi-open kitchen, pantry, shower room, WC and built-in wardrobe.

Attic Floor.

Landing 5m² with built-in wardrobe.

Bedroom 6: 12.50m².

Bedroom 7: 10.50m² and its en-suite bathroom of 4m² + built-in wardrobe.

Dining area under the tree.

Small stone house for children's games.

Secure swimming pool with its beach.

Stone shed.

Large stone cistern or secure open well.

Long private access road ensuring discretion.

Long land of 4.8750Ha consists of orchard garden, vegetable patch, meadows and woods.

This property is situated in a small hamlet without vis-à-vis, close to a village with a cafe.

10 minutes from a village with all shops and 15 minutes from the motorway.

Are you interested ?



Marie

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