



Ref : 9577CHG

Character house and Gite in a village near Cahors

Area



Habitable : 424 m²



Usable : 492 m²



Land : 5 170 m²

692 000 €

House of character for sale Lot. In a village, in the Lot valley, in a park planted with trees and bordered by a stream, old wine grower house of type Quercynoise of 300 m², offering 6 bedrooms, 2 beautiful living rooms, built on big cellars and its barn partially fitted out and converted in guest house or gite of 3 bedrooms in suite, swimming pool, garage, well. A lot of charm.

IN SUMMARY

Rooms : 19
Bedrooms : 9
Bathrooms : 5

Swimming pool : yes
Garage place : 2
Parking space : 10
Outbuildings : yes



Heat pump



Adsl

Advantages : House with large accomodation potential | 2 separated houses

SERVICES



1st Shops : Nearby



All shops : 15 mn



Health : 20 mn



Elementary : 10 mn

Middle School : 20 mn

High school : 20 mn



20 mn



15 mn



60 mn



75 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 :

1st floor,
accessible from a stone staircase to the bolet (covered terrace) of 6.50 m².

Entrance : 9.95 m².
old stone kitchen garden

Lounge/dining room 38.95 m²
stone fireplace, walnut cupboards,

Living room TV 28.92 m²
communicates with the living room,
Stone fireplace, 3 windows on 2 sides

Kitchen: 14.09 m².
fitted and equipped, Godin piano,
Terrace balcony with staircase leading to the back of the house

Night space :

Separate WC: 1.2 m².

hallway : 7.54 sqm

Bedroom 1: 17.40 m².
Marble fireplace, one window,

Bedroom 2 : 18.93 m²
oak parquet, 2 windows on 2 sides

Dressing room - laundry room : 14.91 m².
wooden floor, cupboards

Bathroom : 8.75 m².
Design bathtub, vanity unit, Italian shower, towel dryer

Floor 2 :

Landing : 18.27 m²

glazed parquet floor, cupboard, 2 small windows

Bedroom 3: 11.11 m².

a window, glazed parquet flooring

Vestibule : 16.78 m²

Bedroom 4: 15.54 m².

Bedroom 5: 16.23 m².

a window

Bedroom 6: 11.42 m².

2 small windows

WC : 1.20 m².

Shower room : 6.47 m².

Sink, shower, a window

Attic : 9.27 m².

On the ground floor:

Cellar 1 : 14.50 m².

Cold room

Cellar 2 : 25.14 m².

Workshop, wine cellar, a door to the courtyard

Cellar 3 : 20.53 m².

Workshop

Cellar 4 : 19.98 m².

Summer kitchen: 36 m².

fireplace inglenook, bread oven, stone sink, cement floor

Kitchen area: 7.10 m².

concrete floor, one sink,

Drinking well water

Barn converted into gite or second house : 124 m².

On the ground floor:

Living room with american kitchen : 33.29 m².

Laundry room, storeroom: 6.84 m².

WC : 1.20 m².

Stairwell to bedroom 1 on the first floor,

Bedroom 1 en suite: 21.43 m².

Reversible air conditioning, 2 French windows on 2 sides

Open shower room : 6.34 m².

Shower, washbasin, separate toilet

Accessible from a staircase in the living room bedrooms 2 and 3

Landing: 5.29 m².

Bedroom 2 en suite: 19.65 m².

Open bathroom, bath, washbasin, towel dryer

a French window, independent wc

Bedroom 3 en suite: 24.39 m².

French window overlooking the park, reversible air conditioning

Bathroom, washbasin, shower, towel dryer, a window

garage for 2 vehicles

Boiler room :

Fuel oil boiler Viessmann vitocel,

fuel tank 3000 L

water heat pump,

Are you interested ?



Marie

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