



Ref : 9578TPL

Beautiful domain with pond, pool, gite on 2.5 ha of land

Area



Habitable : 330 m²



Usable : 430 m²



Land : 2,1 Ha

780 000 €

Luxurious residence for sale Lot. Property consisting of a quercynoise house of 150 m² living space on 70 m² of cellars, a second quercynoise house of 100 m² living space, a garage/workshop of 37 m², a part to be fitted out of 80 m² approximately on the floor, a summer kitchen with barbecue, access to an overflowing swimming pool of 10x6 m with salt, a well on the water table, poplar grove bordered by a stream, white water pond of about 3000 m² with pontoon, automatic watering with water from the pond, outdoor lighting, on 2Ha50 . Quiet and well maintained. Possibility to fit out a second gite. To see, rare product. Entrance into the property through a large porch with stone walls. Inner courtyard of about 300 m² formed by the two houses with a pretty fountain.

IN SUMMARY

Rooms : 10
Bedrooms : 5
Bathrooms : 3

Swimming pool : yes
Garage place : nc
Parking space : 5
Outbuildings : yes

Fuel
Adsl

Advantages : Pond | Charm

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 20 mn



20 mn



30 mn



90 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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Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS
Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com

— DESCRIPTION

Main house:

Access to the living level by a stone staircase with covered terrace of 33.50 m2, stone floor.

Entrance through the tower: 7.m2, nice door with forged nails, parquet floor and exposed beams.

Room 1 in the upper part of the tower: 7.00 m2

Dining room : 25.00 m2, very bright, view over the countryside, parquet floor and exposed beams.

Open kitchen : 17.00 m2, fitted and equipped, parquet floor, exposed beams.

Hallway : 4.50 m2, parquet floor

Bedroom 2: 11.00 m2 with dressing room of 4.00 m2

Bedroom 3: 12.50 m2, access to covered terrace

Separate WC: 2.00 m2, tiled floor and earthenware

Bathroom: 6.50 m2, bath, washbasin, WC, towel radiator on central heating, tiled floor with cabochons.

Small television lounge on mezzanine : 13.00 m2, parquet floor, access to covered terrace

Large living room on garden level : 42.50 m2, monumental fireplace, stone floor, exposed beams, large double glazed span for access to the garden.

Access to the cellar

Boiler room: 8.50 m2, Brötje oil-fired boiler, 2000 L outdoor tank, concrete floor

Storage space : 16.50 m2, stone floor

Laundry : 7.50 m2, hot water tank, stone floor

Workshop : 28.00 m2, stone floor

Under the terrace: wood room, gas bottle room, dustbin room

Wine cellar in the pigeon tower : 7.00 m2

Guest house (Gite) with pigeon porch

Right wing

Clearance : 6.00 m2, oak parquet flooring with oak sticks.

Laundry: 4.00 m2, hot water tank

Fitted and equipped kitchen, 13.00 m2 view on swimming pool and terrace

Shower room : 3.50 m2, shower, washbasin, WC, tiled flooring

Living room : 32.00 m2, very bright, Godin wood stove, view on courtyards, swimming pool and terrace of 54.00 m2 in small paving stones.

1st floor

Baluster staircase

Landing clearance: 6.00 m2, oak parquet flooring

Dressing room : 2.50 m2

Bathroom : 6.00 m2, bath, washbasin, WC, view on courtyard

Bedroom 1: 15.00 m2, parquet flooring

Bedroom 2: 13.50 m2 with view on swimming pool and terrace

Frame in good condition

Recent electric radiators

Left wing (Gite to be converted)

Garage / Workshop : 37.00 m2, concrete floor

1st floor for conversion : 70.00 m2, hourdis, velux and view on swimming pool, terrace, countryside and courtyard. Exposed beams, insulation under crawling, fireplace possible

Dovecote above the porch: 8.00 m2

Dependencies:

Covered summer kitchen and terrace: 32.00 m2, fireplace with .barbecue, pool view, terrace and countryside

Workshop/storage of leisure equipment: 24.00 m2

Overflow pool 10 x 6M, electrolysis, lighted. Beaches in stone and wood.

Access to meadow and pond by a small wooden bridge over the brook.

Poplar grove bordered by a stream

Exterior lighting around the inner courtyard

Drip watering of flower beds with pond water

Wells on water table

ADSL

Near services on foot

Translated with www.DeepL.com/Translator (free version)

Are you interested ?



Marie

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