



Ref : 9582CHG

For sale, Lot, old barn converted into a guest house near CAHORS

Area



Habitable : 354 m²



Usable : 399 m²



Land : 1,7 Ha

495 000 €

House of character for sale Lot. In a hamlet, 20 mn from Cahors, beautiful and vast barn of about 354 m² rehabilitated into a character house, ideal to develop an activity of charming bed and breakfast or family home. Vast living room of more than 87 m², 8 bedrooms in total, 6 shower rooms, fitted kitchen, independent entrance for guests, garage workshop for 2 vehicles, swimming pool, parking, on 1.7 hectare of nature with garden, meadow and wood.

IN SUMMARY

Rooms : 12
Bedrooms : 7
Bathrooms : 6

Swimming pool : yes
Garage place : 2
Parking space : 6
Outbuildings : yes

Fuel
Adsl

Advantages : Large spaces | bedrooms, 6 shower or bath rooms

SERVICES



1st Shops : 5 mn



All shops : 20 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 20 mn

High school : 20 mn



20 mn



5 mn



50 mn

ENERGY INFORMATION

Consommation conventionnelle 126,00 kWh/m².an

Estimation des émissions 31,00 kg éqCO2/m².an



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— DESCRIPTION

GROUND FLOOR

Living room - Dining room 87.83 m²

Solid parquet flooring, stone fireplace with insert, lit by a large sliding window, 2 windows, 2 windowpanes.

Kitchen 29.07 m².

fitted with large central island, 1 window, garden access by a large solid wood door and 2 glazed frames, wooden floor

Laundry room - Boiler room 13.26 m².

Separate toilet 01.88 m².

hand wash

Private part,

Bedroom 1 en suite, 19.43 sq. m.

Bathroom 06.67 m²

Bedroom 2 en suite, 16.16 m²

Separate entrance on garden, shower, sink, a window

1st FLOOR

Entrance 04.31 m².

accessible by an outside stone staircase, guest entrance,
main access from the large living room by a wooden staircase

Corridor, 36.80 m²

18 m long, it serves the 5 bedrooms and the linen room.

Lingerie, 06.53 m²

Parquet flooring on the ground, attic access by retractable stairs

Bedroom 3, en suite 23.22 m².

2 windows, solid parquet flooring

Shower room 06.57 m².

Toilet, washbasin and shower

Bedroom 4, en suite 17.93 m².

1 window solid parquet

Shower room 04.92 m².

WC, vanity unit, shower

Bedroom 5, en suite, 16.25 m²

wooden floor, a window

Bathroom 04.80 m²

Bath, washbasin, WC,

Bedroom 6, en suite, 18.20 m²

Bathroom 04.91 m²

Room 7, double en suite,

Living room, kitchenette, sink, 2 electric fires, refrigerator freezer 21.00 m².

Independent room 10.40 m².

Bathroom 04.04 m².

Wooden joinery double glazing

Insulation redone in 20016

Viessmann oil-fired condensing boiler of 2016

Garage workshop 44.59 m².

swimming pool : 11 X 5 m liner, chlorine filtration

Large volumes, comfortable rooms, the house is sold with part of the furnishing of the bedrooms and living room.

An ideal property to accommodate guest or family.

Are you interested ?



Marie

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