



Ref : 9596LMV

Restored Quercynoise house with outbuildings on 6080 m² of land

Area



Habitable : 272 m²



Usable : 740 m²



Land : 6 080 m²

590 000 €

Property & Domain for sale Lot. In the countryside, quiet, large farmhouse with Quercynoise house with tower and dovecote. The main house was restored by an architect in 2011 with quality materials, in all sobriety, respecting the spirit of the place and providing a beautiful light.

IN SUMMARY

Rooms : 9
Bedrooms : 4
Bathrooms : 3

Swimming pool : no
Garage place : nc
Parking space : 2
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Character | Large volumes

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 45 mn



Elementary : 8 mn

Middle School : 8 mn

High school : 45 mn



45 mn



45 mn



68 mn

ENERGY INFORMATION

Consommation conventionnelle 140,00 kWh/m².an

Estimation des émissions 42,00 kg éqCO₂/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

— DESCRIPTION

The house offers 272 m² of living space, 4 bedrooms, several lounges, a large fully equipped and fitted kitchen, a living room of 43 m² on the ground floor ideal for creating a gym, an artist's studio. Detached, many and large outbuildings for 722 m², an independent accommodation for use as a guest house or gîte, a large barn, a studio, several sheds remnants of an old sawmill.

The whole set on 6080 m² of land planted with trees. Possibility to acquire an additional 7ha.

A private driveway leads to the property.

Main house

The entrance can be on the garden level or via an outside stone staircase leading to the bolet on the first floor.

Garden level

Living room : 43.39 m²

Concrete floor, large fixed bay with garden view, access to the ground floor of the round tower

Tower: 9.50 m²

Door opening onto south-facing garden, vaulted stone ceiling

Clearance : 12.43 m²

Stone slabs on the floor, cloakroom

Laundry room : 15.68 m²

Toilets: 2 m²

Stone floor tiles

Access by wooden and wrought iron 1/4 turn staircase on the first floor

1st floor

Large living room with fitted and equipped kitchen: 44.86 m².

Central island, stone paving on the floor, large fixed bay with views over the countryside, three windows.

Access to the bolet through a solid wood door.

Underfloor heating. Very bright room.

Office : 9.50 m²

On the first floor of the tower, wooden floor, two windows.

Dining room: 24.72 m²

Parquet flooring, glazed wooden door with 2 asymmetrical sides giving access to the bolet.

Bedroom 1 en suite: 25 m²

Parquet flooring, shower room with Italian shower, double washbasin unit, dressing room, a towel rail.

Corridor: 5.31 m²

Parquet flooring

Cloakroom : 1.40 m²

Toilets: 2.60 m²

One window, washbasin, tiled flooring

2nd floor

Living room leading to 3 bedrooms, a bathroom and shower room, a WC.

Mezzanine lounge : 36.38 m²

Exposed beams, parquet flooring, two windows, one velux

WC: 1.40 m²

Tiled flooring

Bathroom : 12 m²

Tiled floor, one washbasin, shower, bathtub, towel dryer, velux

Bedroom 2 en suite: 23.94 m²

Shower room, double vanity unit, parquet flooring, double glazed door opening onto a balcony.

Bedroom 3: 12 m²

Parquet flooring, a velux and a window

Bedroom 4: 9.50 m²

Access to the top floor of the tower by a wooden and wrought iron footbridge floor to floor, exposed beams, exposed stone, a window

Boiler room :

Access from outside, Viessmann VITOLADENS 300 boiler with hot water tank from 2013, 2 oil tanks

Dependencies

Shed: 129 m²

Former sawmill: 107 m²

Workshop: 120 m²

Large barn: 280 m²

On two levels

Flat to renovate : 56.86 m²

2 wood stoves

Workshop : 30 m²

Quiet and close to services.

Beautiful volumes to create a place conducive to a reception, exhibition and collection activity. Possibility of a swimming pool area.

Are you interested ?



Marie

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