



Ref : 9614OAC

Atypical 18th century property in the heart of the Natural park

Area



Habitable : 1 089 m²



Usable : 325 m²



Land : 3,5 Ha

522 000 €

Luxurious residence for sale Lot. Atypical real estate complex from the 18th century, of 320 m² living space, on 3ha, near Cahors, close to a hiking path, raised on 3 levels and crossed by a stream. Composed of an apartment with high ceilings, large terrace, reception area, a tower, 16 rooms to be fitted out and a gîte with adjoining shed.

IN SUMMARY

Rooms : 7
Bedrooms : 2
Bathrooms : 1

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



Gas and wood

Advantages : Large volumes | Stream

SERVICES



1st Shops : 7 mn



All shops : 17 mn



Health : 20 mn



Elementary : 7 mn

Middle School : 20 mn

High school : 19 mn



17 mn



36 mn



17 mn



80 mn

ENERGY INFORMATION

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

A B C D E F G

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

A B C D E F G



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— DESCRIPTION

RECEPTION AREA

Vaulted reception room: 180 m².
Small annex room: 37 m².
2 sanitary blocks: 7 m² & 17 m².
Checkroom : 6 m².
Catering kitchen : 33 m².
entrance, preparation area, diving
Workshop : 37 m²

APARTMENT

Living room : 44 m².
Kitchen : 23 m²
Shower room : 7 m².
Includes separate SAS and wc
Bedroom 1 : 13 m²
Bedroom 2 : 14 m².
With mezzanine
Office : 13 m²

GITE

GROUND FLOOR

Living room/kitchen : 21 m².
Bedroom 1: 8.5 m².
Bedroom 2 : 9.5 m².
Shower room : 4 m².
WC : 2,5 m²

1ST FLOOR

Office : 6 m²
Under the Roof
Shed : 60 m²

DEPENDANCES

GROUND FLOOR

Entrance hall : 32 m².
2 premises to be converted : 74 m² in total

Living room 1 : 62 m²

In the tower

1st FLOOR

Living room 2 : 62 m²

In the tower

16 rooms : 300 m²

Includes hallway, sanitary facilities and kitchen ; can be converted into guest rooms

Main house

Gas heating & wood stove

Reception hall

Central heating

Gîte

Electric heating

Collective sewerage system

3 cumulus clouds in the reception room

An engine room under the reception room

The beautiful volumes of this atypical property allow the creation of reception and event projects.

Are you interested ?



Marie

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