



Ref : 9620OAC

## Genuine wooden chalet overlooking the Causses du Quercy with an open views

Area



Habitable : 160 m<sup>2</sup>



Usable : 123 m<sup>2</sup>



Land : 4 261 m<sup>2</sup>

280 000 €

**Gîte for sale Lot.** A charming wooden chalet of 160 m<sup>2</sup>, built in 2006 and then extended, located in a quiet hamlet in the countryside with a beautiful open views overlooking the Causses du Quercy, 35 minutes from Cahors and close to the tourist sites of Saint-Cirq-Lapopie and the cave of Pech Merle. It has a beautiful outbuilding that can be converted into a gîte or workshop as well as a glass roof with a Jacuzzi that you can enjoy in summer and winter, all on a plot of over 4,000 m<sup>2</sup>, enclosed by a beautiful dry stone wall; possibility to build a swimming pool. No work to be envisaged in the chalet, you will be able to settle there directly.

### IN SUMMARY

Rooms : 4  
Bedrooms : 3  
Bathrooms : 2

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



Wood and Electric



Adsl

**Advantages :** Beautiful open view | Real chalet

### SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 35 mn



Elementary : 15 mn

Middle School : 35 mn

High school : 35 mn



35 mn



30 mn



35 mn



90 mn

### ENERGY INFORMATION

Consommation conventionnelle 170,00 kWh/m<sup>2</sup>.an

Estimation des émissions 7,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## DESCRIPTION

House of dwelling on two levels composed of an entrance hall, big living room with luminous living room, kitchen equipped and arranged, storeroom, laundry room, wc, three bedroom whose two with common terrace of 12 m<sup>2</sup>, a study and two water rooms whose one with wc.

### GROUND FLOOR:

Entrance : 6,70 m<sup>2</sup>

Bedroom 1: 9.70 with dressing room 4.70 m<sup>2</sup>.

Cellar: 3.60 m<sup>2</sup>.

Shower room: 6.30 m<sup>2</sup>.

Living room - kitchen : 35,80 m<sup>2</sup>

Laundry + adjoining toilet: 4 m<sup>2</sup>.

Living room: 18 m<sup>2</sup> with pellet stove

### Attic FLOOR :

Bedroom 2 : 7,20 m<sup>2</sup>

Bedroom 3: 7.20 m<sup>2</sup>.

The two bedrooms have an access on a terrace of 12 m<sup>2</sup>.

Office : 4,30 m<sup>2</sup>

Shower room with toilet: 3.70 m<sup>2</sup>.

### OUTBUILDINGS :

Barn : 28.90 m<sup>2</sup> convertible into gîte or workshop.

Shed : 7,40 m<sup>2</sup>.

Glass roof with jacuzzi: 12 m<sup>2</sup>.

Barbecue

The property is surrounded by a charming wooded area with fruit trees such as cherry, fig, olive, oak and maple.

### TECHNICAL INFORMATION :

Motion detectors outside the house that allows for economical lighting.

Electric heating system with reversible air conditioning and a pellet stove.

Cumulus : 300 L

Sanitation: septic tank

Perfect property for a family or a couple wishing to settle down in the quiet Quercy countryside close to the first shops.

Are you interested ?



Marie

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