



Ref : 9637CCV

Lot et Garonne countryside, Beautiful 6 bedrooms stone house for B&B

Area secteur Prayssas



Habitable : 435 m²



Usable : 514 m²



Land : 2,3 Ha

990 000 €

Luxurious residence for sale Lot et Garonne. In the hilly countryside of the Lot et Garonne, stone farmhouse of 500m² in perfect condition and well maintained with dominant and panoramic view. An independent apartment, 6 bedrooms en suite, a large swimming pool, petanque ground make this property a family house or adapted for B&B immediately exploitable. On a land of 2.3 ha.

IN SUMMARY

Rooms : 14
Bedrooms : 6
Bathrooms : 6

Swimming pool : yes
Garage place : 1
Parking space : 7
Outbuildings : no



Wood and Fuel



Adsl

Advantages : 6 en suite bedrooms | Panoramic views

SERVICES



1st Shops : 8 mn



All shops : 18 mn



Health : 20 mn



Elementary : 12 mn

Middle School : 20 mn

High school : 30 mn



40 mn



25 mn



40 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 128,00 kWh/m².an

Estimation des émissions 38,00 kg éqCO₂/m².an



Maisons & Châteaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

DESCRIPTION

Ground floor

Large entrance 22,99m².

Kitchen 24,72m² and back kitchen 13,19m².

Dining room 51m².

Private living room with fireplace 31m².

Bedroom 1 en suite with bathroom 41m² and dressing room 7m².

Storage room with cupboard and toilet

1st floor

A mezzanine with office area 20 m².

A living room with fireplace and parquet floor 37m².

Bedroom 2 en suite with shower room 25m².

Bedroom 3 en suite with shower room 29m².

2nd floor

Bedroom 4 en suite with bathroom and alcove 33m².

Bedroom 5 en suite with bathroom and shower 33m².

Independent adjoining apartment of 44m² composed of a kitchen and dining area, a bedroom with shower room.

2 covered terraces, one of 11m² with stone plum oven and the other of 29m².

A boiler room and laundry room of 20 m², a toilet

A garage in the adjoining barn of 50m² with a mezzanine for storage.

A swimming pool of 12m X 5 m, salt treatment,

Large parking lot

A ground of game of bowls

Well

Beautiful land of 2.3 hectares

fioul heating

septik tank

Are you interested ?



Marie

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