



Ref : 9642LRC

**In the countryside, set of stone houses, 267 m<sup>2</sup> on more than 5.4 ha**

📍 Area puy l'evèque



Habitable : 267 m<sup>2</sup>



Usable : 373 m<sup>2</sup>



Land : 5,5 Ha

595 000 €

**Property & Domain for sale Lot et Garonne.** In the middle of nature without any nuisance, three stone houses located at the end of a hamlet, entirely restored. The first one offers 117 m<sup>2</sup> of living space, fitted out on 2 levels; the second one of 86 m<sup>2</sup>, with pigeon house; the third one of 63 m<sup>2</sup>, living room giving on terrace exposed due east. Property located in the heart of a touristic area, at 15 min from all amenities. The whole on 5.47 ha of meadows, orchard, wood, with swimming pool. Access to shops and services at 15 minutes.

#### — IN SUMMARY

Rooms : 13  
Bedrooms : 6  
Bathrooms : 4

Swimming pool : yes  
Garage place : nc  
Parking space : 5  
Outbuildings : no



Gas and wood



Adsl

**Advantages :** Restored | Three Stone houses

#### — SERVICES



1st Shops : 5 mn



All shops : 14 mn



Health : 40 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 10 mn



15 mn



70 mn



62 mn



52 mn

#### — ENERGY INFORMATION

Consommation conventionnelle 164,00 kWh/m<sup>2</sup>.an

Estimation des émissions 3,70 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



**Maisons & Chateaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## — DESCRIPTION

HOUSE 1 : 117 m²

Arranged on 2 levels with independent entrance on the courtyard side, private terrace

Garden level:

Living room: 46 m²

Stone fireplace, stone sink, cupboard, wooden floor

Kitchen: 14.73 m²

Double sink, low furniture, wooden floor, door to covered terrace

Living room 2/Extra room: 21.44 m²

Fireplace, wooden floor, exposed framework, double door in solid wood

Bedroom 1 en suite: 23.52 m²

With shower room, shower cabin, washbasin, WC, double bed

Toilet and wash-hand basin

Level 1:

Access by wooden staircase giving on landing, dressing room, floor in sea rush

Bedroom 2 en suite, attic : 09.59 m²

Cupboards, bathroom, double washbasin, WC, double bed, two single beds

Level -1:

Access from the garden

Technical room: 46.00 m²

Gas central heating, wood stove, septic tank

HOUSE 2: 86 m²

Arranged on 2 levels with independent entrance from the garden, private terrace

Garden level:

A garage of 53.30 m²

Level 1:

Living/dining room: 33.86 m<sup>2</sup>, wood stove

Wood stove, chestnut floor

Kitchen: 11.19 m<sup>2</sup>

Fitted, sink, tiled floor, a French window opening onto the garden

Bedroom 1: 13.90 m<sup>2</sup>

Floating parquet floor, glazed door to the garden

Bathroom: 06.97 m<sup>2</sup>

Bathtub, washbasin, WC, towel dryer, cupboard

Level 2:

Access to the dovecote from the kitchen by a wooden staircase

Bedroom 2: 20.30 m<sup>2</sup>

Sisal floor

Gas central heating, wood stove, water heater 150L and septic tank

HOUSE 3: 63 m<sup>2</sup>

Arranged on 2 levels with independent entrance on the courtyard side, private terrace

Garden level:

Entrance/hallway: 3 m<sup>2</sup>

Sisal floor, storage space and washing machine connection

Living room-kitchen: 39.88 m<sup>2</sup>

Bright, French window opening on the terrace and the garden, tiled floor, equipped kitchen (extractor hood, 4 gas burners, oven, dishwasher, refrigerator, microwave, sink, table)

Bedroom 1: 12.65 m<sup>2</sup>

Access by 3 steps from the living room, two single beds

Bathroom: 05.25 m<sup>2</sup>

Bathtub, water heater 150L, WC, furniture, basin

Level 1:

Extra room: 02.40 m<sup>2</sup>

Bright, open on the living room, double bed, a window

Storeroom: water heater 25L, boiler

Gas central heating, 2 water heaters, septic tank

Land: 5.4 ha

Swimming pool: beautiful chlorine pool of 11.5m x 5.5m with liner (from 2015), roller shutter and paved beach

Bowling alley

Parking for 5 cars

Possibility of gites and bed and breakfast.

**Are you interested ?**



**Marie**

**(+33) (0)5 65 35 63 32**

**contact@maisonsetchateaux.com**



**Maisons & Chateaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com