



Ref : 9661LRC

Beautiful property of 220m², on 3 ha, pool and outbuildings near Cahors

Area **MERCUES**



Habitable : 220 m²



Usable : 450 m²



Land : 3,4 Ha

479 000 €

Luxurious residence for sale Lot. Charming 18th century stone property, offering 220 m² of living space on two large vaulted cellars. The house is composed of 5 bedrooms, 2 bathrooms and offers beautiful living spaces, living room with inglenook, dining room, kitchen. A swimming pool, a bread oven, a beautiful stone barn and a large shed complete this ensemble on more than 3 hectares of land. Located at the exit of the village, in the peace without being isolated at 15 minutes of all services.

IN SUMMARY

Rooms : 8
Bedrooms : 5
Bathrooms : 2

Swimming pool : yes
Garage place : nc
Parking space : nc
Outbuildings : yes

Fuel
 Adsl

Advantages : Stone house | 5 bedrooms

SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 15 mn



Elementary : 3 mn

Middle School : 15 mn

High school : 15 mn



15 mn



13 mn



90 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 149,00 kWh/m².an

Estimation des émissions 44,00 kg éqCO₂/m².an



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— DESCRIPTION

Garden level :

Living room : 43 m².

With inglenook.

Souillarde : 6m².

With stone sink.

Kitchen: 20,17 m²

Dining room : 32 m² With fireplace.

With fireplace.

Bedroom 1 : 20,03 m² with fireplace

Office / circulation : 12,30 m

With glass door on the outside.

Shower-room : 7,80 m² with WC and Italian shower.

With WC and Italian shower.

Laundry room : 3,95m².

On the first floor:

Bedroom 2 attic : 10,93 m² on a floor surface of 20 m².

Bedroom 3 : 12,12 m² on a floor surface of 19 m².

Bedroom 4 : 9,92 m² on a surface on the ground of 25 m².

Bedroom 5 mansard-roofed: 7,9 m² on a surface on the ground of 20 m².

Bathroom : 10,99 m².

With WC and Italian shower.

Storeroom : 5,23 m².

Landing / office : 19,28 m².

Outside :

2 vaulted cellars: About 68m² each.
One of them with oil tank.

Swimming pool with chlorine : 8 x 4 m (liner to be revised)
Bread oven.

Vast stone barn : about 110 m².
Shed : about 120 m².

Technique:
Mode of heating: oil central heating, tank of 2000 liters in the cellar.
Hot water: boiler.
Sewerage: Main drainage
Alarm system for the house and the barn.

Beautiful charming house to discover, ideal for family house.

Are you interested ?



Marie

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