



Ref : 9666LMV

Close Cahors, ravishing restored stone house, with outbuilding and 4000m²

Area



Habitable : 131 m²



Usable : 360 m²



Land : 4 020 m²

345 000 €

Farmhouse & Mas for sale Lot. Character typical house renovated with quality material and sobriety, 130m² net living area, 2 bedrooms, 1 shower room, a large living room with fire place and kitchen, a lounge, cellar, laundry/boiler room, an adjoining bread oven and its covered terrace, 2 large barns ,pigsties, a vaulted stone outbuilding that can be used as a bedroom, 2 rain water tank for garden watering, vegetable garden, orchard, a flat and landscaped land of 4000m² entirely enclosed with dry stone walls and hedges. In a quiet location, no lack of brightness and charm. The house Garden floor Landing : 9050m², light tiled floor, radiator Toilet : 1.35m², hand wash, light tiled floor Bedroom 1 : 19.30m², exposed beams, solid chestnut floor, large cupboard, access to the garden through a glassed door and a window on west side, glassed door on terrace side with bread oven, radiator, very bright. Shower room : 6.50m², large Italian shower with glassed wall, ventilation, light grey tiled floor, radiator.

IN SUMMARY

Rooms : 5
Bedrooms : 2
Bathrooms : 1

Swimming pool : no
Garage place : 2
Parking space : 3
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Nice renovation | Character

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 25 mn



25 mn



25 mn



70 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 84,00 kWhep/m².an

Estimation des émissions 25,00 kg éqCO2/m².an



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DESCRIPTION

Cellar : 10m²

Boiler room/laundry : 10m², Viessman Vitodens 300 boiler with hot water supply, oil tank of 2500L, sink, hot and cold water, possibility on plugging a washing machine, direct access door to the vegetable garden

Nice terrace : 16.50m², covered under pigeonnier, adjoining to the house, with bread oven, concrete floor, water, electricity

First floor

Access by solid wooden staircase to a nice lounge of 27m², solid wooden floor, exposed beams, poplar ceiling, 2 windows north and one west In oak, 3 radiator. Very bright Chestnut door giving access to the 9m² bedroom in the former pigeonnier, exposed beams, old wooden floor, old integrated cupboard, former fire place, a radiator, chestnut door leading to :

Living room : 48.75m², very nice terra cotta floor, open fire place, a smoke exit awaiting a wood stove pipe, exposed beams, fitted open kitchen with double sink, 5 burner cooker, hood and oven, large bay window on south side, 1 window north and east, 3 radiators

Door leading to the 10m² covered terrace, enclose by sliding bronze color aluminum bay. Stairs leading to the outbuildings

Outbuilding 1 : 15.75m², vaulted, in stone, stone floor, large double glassed door, terrace backing onto with stone floor on west side

Barn 1 : 105m² floor area, beaten earth, former stable, possibility on an upper floor,

Barn 2 : adjacent, 70m² floor area + an upper floor, beaten earth, wood storage

2 pigsties

3 possible access to the 4000m² land

Property enclosed with dry stone walls and hedges

Vegetable garden, orchard, peony, rose bushes, fig trees, laurustinus, lilac...

2 water cistern, one for the house, one for the barn

New roof accessories for the house roof

Several water spots outside

New frame with double glazing, for the house

Nice renovation with quality material and sobriety, while respecting the spirit of the place and bringing a great brightness with its opening on 4 sides.

In a quiet location, close to all amenities.

Are you interested ?



Marie

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