



Ref : 9667NDC

**Large nice renovated property with 4 houses, pool, big garden, Lot region.**

Area **LALBENQUE**



Habitable : 462 m<sup>2</sup>



Usable : 560 m<sup>2</sup>



Land : 1,9 Ha

1 000 000 €

**Luxurious residence for sale Lot.** Close to Cahors city and Compostella pilgrims way. Big typical property renovated with taste. Old stone barn converted into loft style Main house of 220m<sup>2</sup>. 3 Self-catering accommodations of 110m<sup>2</sup>, 92m<sup>2</sup>, 40m<sup>2</sup> fitted with good taste. Shady private terrace for each gîte. 7 bedrooms with bathrooms in suite. Possibility to create 2 additional bedrooms. Swimming pool. 1.88Ha of land with lovely fruit garden and meadows a part of which can be used to build.

#### IN SUMMARY

Rooms : 20  
Bedrooms : 7  
Bathrooms : 7

Swimming pool : yes  
Garage place : 1  
Parking space : 20  
Outbuildings : yes



Heat pump



Well



Adsl

**Advantages :** Big family house home close to Cahors | Possibility for Gîte activity near a Compostella pilgrims way

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 10 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 10 mn



10 mn



7 mn



45 mn



70 mn

#### ENERGY INFORMATION

Consommation conventionnelle 216,00 kWh/m<sup>2</sup>.an

Estimation des émissions 6,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## — DESCRIPTION

### Main house

Ground floor 183m<sup>2</sup>, floor heating system.

Entrance hall 19m<sup>2</sup>, access to kitchen and living room, big picture windows,

Toilets 3m<sup>2</sup>.

Living room 49m<sup>2</sup>, big stove, metal stairs going up to Mezzanine 1.

Kitchen 15m<sup>2</sup>, new furniture.

Vestibule 13m<sup>2</sup>, metal stairs going up to Mezzanine 2.

Bedroom 1: 25m<sup>2</sup>, large picture windows

Bathrooms in suite 4m<sup>2</sup>, shower and marble toilet table with sink.

Toilets 2m<sup>2</sup>.

Laundry and heating system 7m<sup>2</sup>, access to garage.

Mezzanine 1.

Landing 4.8m x 1.2m, overhanging the living room.

Bedroom 2 : 31m<sup>2</sup> with toilet area, shower and modern furniture with sink.

Independent WC.

Mezzanine 2

Landing 11m<sup>2</sup> overhanging the living room.

Attic area 9m<sup>2</sup>.

Attic is started to be converted into 2 bedrooms in suite with loggia.

### Gîte 1

Floor heating system

Living room 28m<sup>2</sup>, fireplace with stove, spiral stairs going up to bedrooms

Kitchen 13m<sup>2</sup>

Toilet area

Cellar and laundry room 2m<sup>2</sup>

1st Floor

Landing 7m<sup>2</sup>, exit leading to typical covered terrace

Living room 16m<sup>2</sup>, ancient stone sink

Toilets

2 Bedrooms 15m<sup>2</sup> and 23m<sup>2</sup>, each one with its shower and nice ancient toilet furniture with sink

High ceilings.

### Gîte 2

Floor heating system

Living room 22m<sup>2</sup>, fireplace with bread oven, high ceiling

Bedroom 1 : 20m<sup>2</sup>, shower and nice ancient toilet furniture with sink

Independent toilet

Kitchen 12m<sup>2</sup>, nice view into countryside, exit to private terrace

Cellar laundry 1.80m<sup>2</sup>

Study 8.50m<sup>2</sup>

Bedroom 2 : 11m<sup>2</sup> with its antechamber 10m<sup>2</sup> and bathroom 7m<sup>2</sup> in suite, nice views on the garden.

Gîte 3

Firstly this house was intended as a pool house.

Living room with fitted kitchen 27m<sup>2</sup>, fireplace, big bay windows with views on the swimming pool and landscape.

Bedroom 13m<sup>2</sup>, shower and old toilet furniture with sink.

Independent toilet accessible from terrace.

Close to a village with all conveniences and schools.

Are you interested ?



Marie

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