



Ref : 9674LRC

Contemporary house, 4 bedrooms, pool, summer kitchen, near shops

Area CAHORS



Habitable : 268 m²



Usable : 446 m²



Land : 5 667 m²

648 000 €

Luxurious residence for sale Lot. Charming, bright and comfortable house offering 222 m² of living space, composed of a large living room, 4 bedrooms including a master bedroom with bathroom. A double garage adjoining the house with electric doors, a swimming pool, a summer kitchen which can be transformed into a studio and an outbuilding with possibility of development complete this property on 5667 m² of land planted with many fruit trees. Located in a quiet and peaceful area, 10 minutes from all amenities.

IN SUMMARY

Rooms : 7
Bedrooms : 4
Bathrooms : 3

Swimming pool : yes
Garage place : 2
Parking space : nc
Outbuildings : yes



Electricity



Tank



Adsl

Advantages : Close to all shops | Fruit trees

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 10 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 10 mn



10 mn



20 mn



90 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 213,00 kWh/m².an

Estimation des émissions 12,00 kg éqCO₂/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

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— DESCRIPTION

Garden level :

Entrance / circulation : 24,5 m

Wc : 1,4 m².

With wash-hand basin.

Storeroom : 5,8 m

Kitchen: 19,2 m²

Office : 10,7 m²

Shower-room : 5,49 m²

With toilets.

Bedroom 1 : 24,6 m²

With bathroom, double sinks and toilet.

Bedroom 2 : 13,45 m²

Living room : 75 m².

Double garage: 57,8 m².

Access by the entrance of the house, electric garage door.

First floor:

Landing: 4,97 m².

Bedroom 3 : 14,86 m²

Bedroom 4 : 14,86 m²

Shower-room : 4,79 m

Wc : 2,42 m²

Outsides:

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Dependence: 120 m².
With electric garage door.

Summer kitchen : 46,4 m².
It has an electric heating, a shower and wc.

Swimming pool : 5 x 10 m
Salt treatment.

Terrace 1 : 62 m².
Of which 20 m² covered

Terrace 2 : 42 m²

Cistern : 90 m³ approximately
Allowing to recover rainwater, buried under a terrace.

Technique :

Mode of heating: electric floor heating on the ground floor and electric radiators on the floor.

Sanitation: all water tank.

Technical room swimming pool: under the swimming pool.

Carpentry: aluminum and PVC.

Are you interested ?



Marie

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