



Ref : 9698CHG

## For sale beautiful 18th century house near Cahors, Lot

📍 Area CAHORS

🏠 Habitable : 295 m<sup>2</sup>

🏠 Usable : 707 m<sup>2</sup>

🌳 Land : 1,5 Ha

580 000 €

**Luxurious residence for sale Lot.** This property located near Cahors, in a village with shops on foot combines charm and authenticity. The numerous architectural elements of quality give it a certain nobility.

### — IN SUMMARY

Rooms : 12  
Bedrooms : 5  
Bathrooms : 3

Swimming pool : yes  
Garage place : 3  
Parking space : 4  
Outbuildings : yes

🔥 Fuel

📶 Adsl

**Advantages :** In a village with shops and amenities | Very nice features

### — SERVICES

🏪 1st Shops : Nearby    🛒 All shops : Nearby    🏥 Health : 12 mn

🎒 Elementary : 3 mn    🎒 Middle School : 12 mn    🎒 High school : 12 mn

🚆 12 mn    🚗 15 mn    🚲 60 mn

### — ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

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## — DESCRIPTION

All the rooms on the ground floor are vaulted, beautiful brick round ceilings, a beautiful entrance hall with a stone floor, a large stone staircase, several fireplaces give this bourgeois residence a particular appeal. A beautiful residence which offers generous volumes and a classic distribution around beautiful reception rooms, 5 bedrooms 3 shower rooms.

The outbuildings, including in particular the former stables, are of interest because of the three bays opening onto the courtyard with their brick ogive ceilings, a beautiful 70 m<sup>2</sup> room, ideal for creating a winter garden, an orangery, a music room or an artist's studio. Above, a 69 m<sup>2</sup> attic room.

A former dovecote with cellar on the ground floor, a room with fireplace above accessible from a stone staircase. A lot of charm

### THE HOUSE :

Entrance hall 21,67 m<sup>2</sup>.

Stone floor slabs, stairwell

Living room 1: 28.00 m<sup>2</sup>.

Cross ribbed ceiling, 1 window, terracotta tiled floor, inglenook fireplace with wood burner, stone sink, walnut door to entrance

Living room 2 : 22,43 m<sup>2</sup>

vaulted ceiling, 2 French windows on garden, terra cotta floor, wooden fireplace

Bedroom 1: 20.21 m<sup>2</sup>.

vaulted brick ceiling, terra cotta floor, wooden fireplace with overmantel, 2 French windows towards garden

Kitchen : 24.01 m<sup>2</sup>

vaulted ceiling, tiled floor, 2 windows, a French-window to terrace on garden side

scullery, 9.73m<sup>2</sup>

arched ceiling, tiled floor, small window, hot water tank

Corridor 4.77 m<sup>2</sup>.

guest toilet, 3.91 m<sup>2</sup>

stone sink, stone floor

Bathroom : 20,01

Vaulted ceiling, large fireplace with bread oven;

bath 2 sinks, a barred window

WC, 2.46 m<sup>2</sup>

self-contained, bidet

Laundry room 9.75 m<sup>2</sup>.

arched ceiling, tiled floor, one sink, one high window

#### ON THE FIRST FLOOR

Landing 8.96 m<sup>2</sup>.

circulation with gallery on entrance

Entrance bedroom 2 : 1,74 m<sup>2</sup>.

terracotta floor

Bedroom 2: 20.31 m<sup>2</sup>.

parquet flooring large boards, a window, cupboard

Bedroom 3: 26.08 m<sup>2</sup>.

walnut parquet flooring with ladders, wooden fireplace, cupboard, 2 windows overlooking the garden

Bedroom 4 en suite: 29.60 m<sup>2</sup>.

parquet flooring, fireplace, cupboard, 2 windows on garden

Bathroom bedroom 4: 13.45 m<sup>2</sup>.

bath, 2 washbasins, old fireplace, 2 windows on 2 sides, tiled floor

Traffic: 4.37 m<sup>2</sup>.

Shower room : 7,15 m<sup>2</sup>.

tiled floor, washbasin unit, shower, a window

WC : 5,14 m<sup>2</sup>

Office 11,60 m<sup>2</sup>

terracotta floor

Attic : 55 m<sup>2</sup>

Vaulted cellar : 29.75 m<sup>2</sup>.

Boiler room : 15 m<sup>2</sup>.

Fuel boiler, tank 3000 L

Dependencies

Old stables - pigeon house

Large open room, 70 sqm  
3 bays, brick ogive ceiling,  
Ideal to create winter garden, orangery, artist's studio.

On the first floor,  
a room under attic 69 m<sup>2</sup>.  
accessible by stone stairs,

Attic 36 m<sup>2</sup>  
Above the boiler room, redone frame,

In the dovecote  
Cellar 26.78 m<sup>2</sup>.  
R+1  
Room 23 m<sup>2</sup>  
vaulted with fireplace, cupboard

Detached  
Shed 38m<sup>2</sup>  
Barn 49 m<sup>2</sup>

Swimming pool 11 X 5 m  
Chlorine filtration

Main drainage  
Large entrance gate,  
Garden with trees,  
Meadow of 12000 m<sup>2</sup>,  
Building plot.

Are you interested ?



Marie

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