



Ref : 9698CHG

For sale beautiful 18th century house near Cahors, Lot

Area CAHORS



Habitable : 295 m²



Usable : 707 m²



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/m².an
Pas de données

A B C D E F G

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

A B C D E F G



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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 m² room, ideal for creating a winter garden, an orangery, a music room or an artist's studio. Above, a 69 m² 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 m².

Stone floor slabs, stairwell

Living room 1: 28.00 m².

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

Living room 2 : 22,43 m²

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

Bedroom 1: 20.21 m².

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

Kitchen : 24.01 m²

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

scullery, 9.73m²

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

Corridor 4.77 m².

guest toilet, 3.91 m²

stone sink, stone floor

Bathroom : 20,01

Vaulted ceiling, large fireplace with bread oven;

bath 2 sinks, a barred window

WC, 2.46 m²

self-contained, bidet

Laundry room 9.75 m².

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

ON THE FIRST FLOOR

Landing 8.96 m².

circulation with gallery on entrance

Entrance bedroom 2 : 1,74 m².

terracotta floor

Bedroom 2: 20.31 m².

parquet flooring large boards, a window, cupboard

Bedroom 3: 26.08 m².

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

Bedroom 4 en suite: 29.60 m².

parquet flooring, fireplace, cupboard, 2 windows on garden

Bathroom bedroom 4: 13.45 m².

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

Traffic: 4.37 m².

Shower room : 7,15 m².

tiled floor, washbasin unit, shower, a window

WC : 5,14 m²

Office 11,60 m²

terracotta floor

Attic : 55 m²

Vaulted cellar : 29.75 m².

Boiler room : 15 m².

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 m².
accessible by stone stairs,

Attic 36 m²
Above the boiler room, redone frame,

In the dovecote
Cellar 26.78 m².
R+1
Room 23 m²
vaulted with fireplace, cupboard

Detached
Shed 38m²
Barn 49 m²

Swimming pool 11 X 5 m
Chlorine filtration

Main drainage
Large entrance gate,
Garden with trees,
Meadow of 12000 m²,
Building plot.

Are you interested ?



Marie

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