



Ref : 9720NDC

## Big stone house close to Cahors for sale

Area CAHORS



Habitable : 155 m<sup>2</sup>



Usable : 135 m<sup>2</sup>



Land : 7 000 m<sup>2</sup>

225 000 €

**for sale Lot.** At 5 minutes from centre of Cahors city. Stone house. Qualified construction with a good wall isolation materials. Habitable area is about 150m<sup>2</sup>. 3 Levels. Large covered stone terrace (bolet). Wooden land of 7000m<sup>2</sup>. Dominating situation with a nice view.

### IN SUMMARY

Rooms : 8  
Bedrooms : 4  
Bathrooms : 1

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



Wood and Electric

**Advantages :** Close to Cahors, big living, 4 bed rooms | Solid construction with thick stone walls

### SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 5 mn



Kindergarten : 3 mn

Elementary : 3 mn

Middle School : 5 mn

High school : 5 mn



5 mn



5 mn



10 mn



45 mn



80 mn

### ENERGY INFORMATION

Consommation conventionnelle 236,00 kWh/m<sup>2</sup>.an

Estimation des émissions 14,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## DESCRIPTION

### 1st Level

Basement (135m<sup>2</sup>)

2 Big garages, wine cellar, laundry

### 2nd Level

Habitation (135m<sup>2</sup> of ground area)

Covered stone terrace with stone stairs

Entrance hall (6m<sup>2</sup>)

Living room (28m<sup>2</sup>) with fire place

Kitchen (8m<sup>2</sup>), access to the terrace

Corridor (7m<sup>2</sup>), access to basement and 3rd level (closed stair saces) , 2nd exit to garden by solid wooden door.

Corridor (6m<sup>2</sup>) with 2 large integrated wardrobes (0,86cm of large)

Bedroom 1 (13m<sup>2</sup>), exit to terrace

Bedroom 2 (9m<sup>2</sup>)

Toilettes (2m<sup>2</sup>) with washing bassin

Bedroom 3 (10m<sup>2</sup>)

Bath room (6m<sup>2</sup>) with shower and bath

### 3rd Level

Room (29m<sup>2</sup>), can be fitted as salon or study, possibility to create a fire place and bathroom

Room (23m<sup>2</sup>) fitted as bedroom in attic area

Another attic area can not be fitted out

Are you interested ?



Marie

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