



Ref : 9740LRC

In a hamlet, 18th century house, swimming pool, dominant view, 4 bedrooms

Area Proche Cahors



Habitable : 186 m²



Usable : 380 m²



Land : 7 150 m²

532 000 €

Luxurious residence for sale Lot. 18th century house situated in a hamlet near Cahors, offering on the ground floor, a pleasant covered terrace leading to a bedroom with its shower room and exposed rock, a wine cellar and a bread oven. On the ground floor, 3 bedrooms, one of which has its own shower room, a living room and a sitting room with access to a large veranda, a separate kitchen with scullery. Outside, a swimming pool, a room with water recovery of a capacity of more than 30 m³, a garage. The whole on a 7150 m² plot of land with trees and a nice view.

IN SUMMARY

Rooms : 6
Bedrooms : 4
Bathrooms : 3

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



Heat pump



Tank



Adsl

Advantages : Hamlet | Dominant view

SERVICES



1st Shops : 15 mn



All shops : 15 mn



Health : 15 mn



Elementary : 15 mn

Middle School : 15 mn

High school : 15 mn



15 mn



10 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

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



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— DESCRIPTION

Ground floor :

Entrance : 11,22 m²

Wc: 1, 31 m²

Bedroom 1 : 19 m².

Served by a circulation ;

Bedroom 2: 25 m².

Bathroom : 7,50 m²

Bedroom 3: 12 m²

With shower room: 3 m².

Living room: 25.40 m²

With access to the veranda

Living room: 26,40 m²

With access to the veranda, wood stove GODIN

Kitchen: 11,40 m²

Back kitchen : 6 m²

Veranda : 42,24 m²

Dominant view

Basement :

3 Rooms :

32,93 m²,

36,84 m² with water point,

9,50 m² with bread oven

Storage room : 6,10 m²

Wine cellar : 36,59 m²,

Bedroom 4: 13,71 m²

access to covered terrace.

With shower room: 16,28 m².

Air-conditioning, exposed stone.

And toilet: 1,32 m².

Outside :

Garage: 23,50 m².

Building tank: 40 m3

Technique:

Heating : air-water heat pump, wood burner

Sanitary: cumulus 300L

Roofing: 2009

Swimming pool 2007: 10 x 4.5 m

Liner from 2020

Salt treatment

Double glazed wooden joinery

Wooden shutters

Sanitation : Septic tank

Only 10 minutes from Cahors, this property is located in a hamlet offering a green, intimate setting with a magnificent view.

Are you interested ?



Marie

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