



Ref : 9740LRC

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

📍 Area Proche Cahors

🏠 Habitable : 186 m<sup>2</sup>

🏠 Usable : 380 m<sup>2</sup>

🌳 Land : 7 150 m<sup>2</sup>

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 m<sup>3</sup>, a garage. The whole on a 7150 m<sup>2</sup> 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/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

Ground floor :

Entrance : 11,22 m<sup>2</sup>

Wc: 1, 31 m<sup>2</sup>

Bedroom 1 : 19 m<sup>2</sup>.

Served by a circulation ;

Bedroom 2: 25 m<sup>2</sup>.

Bathroom : 7,50 m<sup>2</sup>

Bedroom 3: 12 m<sup>2</sup>

With shower room: 3 m<sup>2</sup>.

Living room: 25.40 m<sup>2</sup>

With access to the veranda

Living room: 26,40 m<sup>2</sup>

With access to the veranda, wood stove GODIN

Kitchen: 11,40 m<sup>2</sup>

Back kitchen : 6 m<sup>2</sup>

Veranda : 42,24 m<sup>2</sup>

Dominant view

Basement :

3 Rooms :

32,93 m<sup>2</sup>,

36,84 m<sup>2</sup> with water point,

9,50 m<sup>2</sup> with bread oven

Storage room : 6,10 m<sup>2</sup>

Wine cellar : 36,59 m<sup>2</sup>,

Bedroom 4: 13,71 m<sup>2</sup>

access to covered terrace.

With shower room: 16,28 m<sup>2</sup>.

Air-conditioning, exposed stone.

And toilet: 1,32 m<sup>2</sup>.

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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