



Ref : 9751NDC

Large family house or guest rooms in the tourist region

Area **MONTRICOUX**



Habitable : 260 m²



Usable : 390 m²



Land : 3 006 m²

638 000 €

Luxurious residence for sale Tarn et Garonne. Remarkable view and dominant position. At the entrance of a remarkable medieval town with great tourist potential in the Aveyron gorges. Large family property or bed and breakfast activity. Stone house renovated with great taste. Total area of ??260m², offices, real cellar, fireplace. Quality fittings and equipment. Beautiful reception rooms, large fitted and functional kitchen, 6 bedrooms, 4 bathrooms. Swimming pool and several espalier terraces each with magnificent views of the wooded hills. Orchard and vegetable gardens. Private car park. Total land area 3006m². 3 entrances to the property. A very beautiful view opens up from all rooms of the house and from each terrace.

IN SUMMARY

Rooms : 12
Bedrooms : 6
Bathrooms : 4

Swimming pool : yes
Garage place : nc
Parking space : 10
Outbuildings : yes



Wood and Electric



Well
Tank



Adsl

Advantages : Large plot for a large village house | Possibility of bed and breakfast activity and second house

SERVICES



1st Shops : 2 mn



All shops : 15 mn



Health : 30 mn



Kindergarten : 2 mn

Elementary : 2 mn

Middle School : 15 mn

High school : 15 m



15 mn



20 mn



30 mn



60 mn

ENERGY INFORMATION

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

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



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

DESCRIPTION

Main house with offices, summer kitchen, cellar and other workshops form a courtyard and protect the flower garden and the gazebo.

Ground floor.

Large shaded terrace.

Living room: 40m², Polyflam system fireplace, built-in cupboard, large bay windows opening onto the beautiful view.

Cross-dining room: 21m².

Kitchen: 18m², very functional, fully equipped, warming system.

Suite 1

Bedroom: 13m² with large fitted wardrobes

Complete bathroom: 6m²

Technical room: 4m².

Toilet room: 1.40m².

Floor served by a beautiful original staircase.

Landing: 7m²

Suite 2

Bedroom 25m², wooden staircase leading to the mezzanine

Bathroom under the slope of the stairs: 4m² on the floor.

On the mezzanine, toilets with a large storage wardrobe and bedroom: 7.80m².

Corridor: 1.20m x 10m

Suite 3

Bedroom: 19m².

Shower room: 5m².

Washrooms: 1.50m²

Suite 4

Bedroom: 18m².

Bedroom: 10.50m²

Shower room 4m².

Washroom: 1.85m².

All the rooms outside the house forming an L

Equipped summer kitchen: 10m².

Wine cellar: 11m²

Office 1: 13m².

Office 2: 15m² + 3m² of storage space.

Workshop: 15m²

Cellar : 15m²

Swimming pool, its technical room and its beach in a dominant position with a view.

Vegetable garden, orchard, farmyard. Well.

Petanque game area.

Second parking from a street in the village.

Wrought iron gate.

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com