



Ref : 9795LRC

In the countryside, house 115 m<sup>2</sup>, garage, 1300 m<sup>2</sup> land, 3 bedrooms, office

Area LABASTIDE MARNHAC



Habitable : 115 m<sup>2</sup>



Usable : 220 m<sup>2</sup>



Land : 1 294 m<sup>2</sup>

174 000 €

**Country house for sale Lot.** This house / villa of 115 m<sup>2</sup>, with a land size of 1300 m<sup>2</sup> has 4 rooms including 3 bedrooms. It offers 3 bedrooms, a dining room with fireplace, a kitchen with access to the garden, a shower room and an office.

### IN SUMMARY

Rooms : 5  
Bedrooms : 3  
Bathrooms : 1

Swimming pool : no  
Garage place : 1  
Parking space : nc  
Outbuildings : no



Wood and Fuel

**Advantages :** In the countryside | 3 bedrooms

### SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 15 mn



Kindergarten : 15 mn

Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



15 mn



15 mn



50 mn



75 mn

### ENERGY INFORMATION

Consommation conventionnelle 203,00 kWh/m<sup>2</sup>.an

Estimation des émissions 63,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Châteaux

12 pl. A. de Solminihac - 46000 CAHORS  
Tel +33 (0)5 65 35 63 32  
contact@maisonsetchateaux.com

## DESCRIPTION

On the first floor, accessible from the veranda:

Dining room: 24.50 m<sup>2</sup>  
with fireplace.

Kitchen: 14 m<sup>2</sup>.  
Fitted

Circulation leading to :

Bedroom 1 : 12 m<sup>2</sup>

Bedroom 2 : 10 m<sup>2</sup>

Bedroom 3 : 12,50 m<sup>2</sup>

Office : 9 m<sup>2</sup>

Shower room: 5,50 m<sup>2</sup>

WC : 2,50 m<sup>2</sup>

Veranda: 19.50 m<sup>2</sup>

In the basement :

Cellar 1: 47 m<sup>2</sup>.

Composed of a laundry space and a workshop space.

Cellar 2: 47 m<sup>2</sup>

Consisting of a boiler room with boiler and oil tank and a space with old inglenook fireplace.

Technical features :

Oil-fired heating system and wood burner.

Woodwork: single glazed wood windows.

Sewerage: mains drainage.

Insulation of the attic redone in 2020.

This charming house located in the countryside offers great potential and a peaceful living environment not far from the shops.

Some refurbishment work is required to make it even more pleasant.

Attached on one side.

Are you interested ?



Marie

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

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)



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