



Ref : 9872LRC

Beautiful village property on 1ha of land, 5 bedrooms, garage and cellar

Area **ALBAS**



Habitable : 241 m²



Usable : 378 m²



Land : 1,3 Ha

420 000 €

Luxurious residence for sale Lot. Property located in a peaceful village 20 minutes from Cahors. Accessible by its own private road, it offers a beautiful living space with a 42 m² lounge with herringbone parquet flooring, a 17 m² dining room and a 21 m² independent kitchen. First floor: 5 bedrooms and study. Basement, garage and cellars. Set in grounds of over 1 ha.

IN SUMMARY

Rooms : 9
Bedrooms : 5
Bathrooms : 3

Swimming pool : no
Garage place : 2
Parking space : 4
Outbuildings : yes



Heat pump



Well



Fiber

Advantages : Village | Dominant position

SERVICES



1st Shops : 3 mn



All shops : 15 mn



Health : 20 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 20 mn



20 mn



30 mn



60 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 162,00 kWh/m².an

Estimation des émissions 5,00 kg éqCO₂/m².an



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— DESCRIPTION

The 241 m² house comprises

Garden level :

Entrance hall: 5 m²

Living room: 42 m²

With herringbone parquet flooring, fireplace and access to 32 m² terrace

Circulation of 10 m² leading to :

Kitchen: 21 m²

Wc : 2 m²

With washbasin

Bathroom: 7 m²

Second floor:

17 m² hallway leading to :

Bedroom 1: 23 m²

Bedroom 2: 10.50 m²

Bedroom 3: 14.30 m²

With water point

Bedroom 4 : 20 m²

With shower area

Bedroom 5 : 15 m²

Shower room: 6 m²

study : 8.50 m²

Toilet: 1.50 m²

With washbasin

Also access to the tower floor with a 5 m² room

Second floor:

Landing leading to two attic spaces for a total floor area of 105 m²

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Basement with electric door:

Garage: 34 m²

Utility room: 8 m²

With water heater and heat pump

Wine cellar: 5 m²

Cellar: 49 m²

In total, 3 terraces of 13 m², 32 m² and 61 m². The latter needs to be reviewed.

Technical features :

Heat pump heating system

Wooden double-glazed windows replaced in 2010 and wooden shutters

Roof in good condition: 2014

Sanitation: main drainage

Well on property

This beautiful property is close to all amenities, in a quiet village just 20 minutes from Cahors. You'll be delighted by its large living spaces, high ceilings and dominant position.

Are you interested ?



Marie

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