



Ref : 9866CHG

Cahors, belle maison avec pièces vaultées, pigeonnier parc piscine et puits

Area **CAHORS**



Habitable : 180 m²



Usable : 345 m²



Land : 4 758 m²

450 000 €

Maison de maître for sale Lot. At 5 mn from the center of Cahors, in the countryside without being isolated, with beautiful view on the countryside and the river, big house of character of 180 m² livable with pigeon-house, on park raised of 4758 m² with swimming pool and well which feeds a pond. All the rooms of the ground floor are vaulted in brick which gives a certain cachet to the building. Possibility to create 2 small independent dwellings. Garage, cellars...

IN SUMMARY

Rooms : 5
Bedrooms : 3
Bathrooms : 2

Swimming pool : yes
Garage place : 2
Parking space : 4
Outbuildings : yes



Fuel



Well



Adsl

Fiber

Advantages : Beautiful building with brick vaulted rooms | Possibility to fit out 2 additional dwellings

SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 5 mn



Kindergarten : 3 mn

Elementary : 3 mn

Middle School : 3 mn

High school : 3 mn



5 mn



5 mn



15 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 378,00 kWhép/m².an

Estimation des émissions 91,00 kg éqCO2/m².an



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— DESCRIPTION

Main house 180.17 m² habitable - 332.87 m² usable

Garden level

Entrance 08.77 m², wooden door

Wooden glazed entrance door, tiled floor

Kitchen 17.38 m

Equipped and fitted, vaulted ceiling, tiled floor, a door window wood DV towards terrace South,

WC 01.58 m

Under the staircase, washbasin, tiled floor

Dining room 34.19 m

Vaulted ceiling in brick, tiled floor, 2 wooden doors window SV, a wooden window DV

Living room 26.00 m

Vaulted ceiling, tiled floor, a fireplace with wood stove connected to the central heating network, 2 wooden French windows, a window.

Floor

Landing 05.50 m

a wooden window

Bedroom 1 en suite 17.50 m

a wooden window, parquet floor, fireplace Louis XV, cupboards

Bathroom 04.50 m

Tiled floor and walls, a wooden window, double washbasin, Italian shower, a WC, VMC, mixed towel dryer on central heating and electric.

Corridor 07.62 m

parquet floor, a wooden window

Bedroom 2; 15.42 m², marble fireplace, parquet floor.

Marble fireplace, parquet floor, a wooden window, a cupboard

Corridor 14.34 m

Parquet floor, 2 wooden windows

Bathroom 13.10 m

Piece of furniture with two basins, a bathtub on feet, wooden floor, a shower, a suspended WC, mixed towel dryer on central heating and electric, a wooden window

Bedroom 3; 14.27 m

a window, a window, wooden floor

Living room or study 36.81 m², a window

Room to finish fitting out, 2 large bay windows aluminium 3 ventaux double glazing, cement floor, accessible from outside by a tiled staircase

Convertible attic 30.36 m

communicating with the living room, office to be finished, a door window, a window

Garage 37.40 m

Concrete floor, pit for car, metallic sliding gate, a door on garden level, a barred window

Arched cellar, 19.16 m

Laundry, boiler room 28.97 m

Oil-fired boiler VIESSMAN, oil tank 3000 L, sink, connection for washing machine and dryer, electric hot water tank 200 L

Pigeon house - Gîte 38.20 m²

On the first floor accessible from an independent external staircase

Room to finish to renovate 25.40 m

Stone floor in opus incertum

Room to finish to renovate 12.80 m

Arched cellar under pigeon house 12.38 m

accessible from the garden level

Are you interested ?



Marie

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