



Ref : 9581LRC

Down town, park, heated swimming pool, garages, excellent condition

Area Cahors



Habitable : 292 m²



Usable : 166 m²



Land : 1 490 m²

1 053 000 €

Luxurious residence for sale Lot. Located in the town center, this spacious property recently renovated to a high level of quality offers : 3 reception rooms on the garden floor, a large kitchen fully equipped, 5 bedrooms, comprising a spacious master bedroom of 54m², a heated swimming pool 12x6m, an elevator serving 3 levels, a summer kitchen, a large garage for 4 vehicles and an enclosed park of 1490m². Unique...

IN SUMMARY

Rooms : 9
Bedrooms : 5
Bathrooms : 3

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

Gas
Adsl

Advantages : Excellent condition | Down town with park and swimming pool

SERVICES



1st Shops : Nearby



All shops : Nearby



Health : Nearby



Elementary : Nearby

Middle School : Nearby

High school : Nearby



Nearby



10 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 123,00 kWh/m².an

Estimation des émissions 28,00 kg éqCO₂/m².an



Maisons & Chateaux

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— DESCRIPTION

Maison de Maître

Entrance : 15,20 m²

Art nouveau style, glazed doors overlooking the courtyard, cement tile, accedes to wooden staircase

Dining room: 31,68 m²

Wooden floor, large bay window overlooking the courtyard, stucco ceilings

Living room : 26,02 m²

Versailles style Wooden floor, stucco ceilings, open fire place with insert, double French window leading to garden and court yard

Living/Study : 49,50 m²

cement tiles, double French window leading to the balcony, courtyard and garden

Kitchen : 26 m²

Fully fitted and equipped, double glazed doors leading to terrace, summer kitchen and garden

Elevator serving garden floor, first floor and the garage in the basement

Laundry : 11,92 m²

Tiled floor, window overlooking the courtyard, cupboards

First floor :

Landing : 15 m²

Wooden floor

Bedroom 1 : 17,55 m²

Wooden floors

Wardrobe

Bedroom 2 : 15,85

Wooden floors

Shower room : 5,70 m²

Wash basin, bidet, shower, towel dryer

Second floor :

Landing : 2,79 m²

Automatic lights

Bedroom 3 : 15,76 m²

Wooden floor, wardrobe, interior shutters

Bedroom 4 : 16,31 m²

Wooden floor

Shower room : 13,13 m²

Shower, wash basin

Dressing

Toilet

Towel dryer

Master bedroom suite :

Entrance with study area 15,46 m²

Dressing 8,50 m²

Toilet

Shower room : 8,5 m²

Shower, wash basin, wardrobe

Master bedroom : 22,23 m²

Road level :

Garage : 51,39 m², 4 vehicles possible

Wine cellar : 13,87 m²

Utility/cellar : 75 m²

Gas central heating Viessmann Vitocrossal 300

Hot water tank 50 liters

Access to the garage elevator

Double glazing

Gaz central heating

Elevator

Fully equipped summer kitchen

Terrace with stone tiles

Exterior lighting system

Heated chloral swimming pool 12x6m, heated by pump, electric cover

Garden workshop : 14,22 m²

Are you interested ?



Marie

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