



Ref : 9652CHG

Renowned wine property for sale in the Cahors vineyards

Area LUZECH



Habitable : 285 m²



Usable : 1 000 m²



Land : 26,3 Ha

1 347 000 €

Property & Domain for sale Lot. Wine estate of 26 ha of good reputation for sale in the AOC Cahors appellation. The property is organized around a typical Quercy winegrower's house, raised on a cellar, opened on the first floor by a large covered terrace called bolet, framed by two pigeon towers, the characteristic elements of the local building. Its vineyard vocation is found in the vast vaulted cellar of nearly 100 m² accessible on the ground floor. The 284 m² building is divided into 2 independent dwellings. The professional part with wine vocation has large dependences with use of wine storehouses, storage, workshops, offices.

IN SUMMARY

Rooms : 12
Bedrooms : 7
Bathrooms : 4

Swimming pool : no
Garage place : 6
Parking space : 10
Outbuildings : yes



Fuel and Electricity



Adsl

Advantages : Renowned wine property | AOC CAHORS

SERVICES



1st Shops : 5 mn



All shops : 20 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 20 mn



20 mn



28 mn



90 mn

ENERGY INFORMATION

Etiquette énergie : Exonéré

A

B

C

D

E

F

G

A

B

C

D

E

F

G



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— DESCRIPTION

The chartreuse :

Lodging 1 : 135.51 m²

Large living room 64.00 m

Equipped kitchen space, stoneware floor, 2 French windows on terrace, staircase to first floor, old stone sink
open dining room, a window, parquet floor.

Shower room, 06.04 m

shower, washbasin, a window, separate wc

FLOOR R+2

Landing circulation 13.00 m

accessible from the living room, parquet floor

Bedroom 1 : 11.85 m², parquet floor

Sprung floor, 2 single windows, cupboard

Bathroom 9.99 m

A skylight, plasticized slabs floor, bath, 2 basins furniture, bidet

Bedroom 2 : 11.74 m

Sprung floor, a window

Bedroom 3 : 13.52 m

carpeted floor, a window

Independent WC 1.20 m

Terrace 40.00 m

Accessible from the garden and the living room

Apartment 2 : 149.20 m²

Large Living room 41.52 m², tiled floor

Tiled floor, stone fireplace, equipped kitchenette, a glass door to the terrace

Accessible from the bolet, 2 wooden windows single glazing,

A door window on the garden

Living room 2 : 19.53 m

Circulation, accessible from the living room, tiled floor, 2 French windows and fixed bays give access to the terrace

Circulation 06.72 m², tiled floor
tiled floor, a window

Bathroom 7.90 m
A window, tiled floor, bathtub, 2 basins, shower cabin, towel dryer

Bedroom 1 : 15.56 m
Sprung floor, a window

Bedroom 2 : 14.48 m², a window
Sprung floor, a window

WC independent, 01.88 m², a window

Corridor 05.34 m
tiled floor

Bedroom 3: 13.50 m
Sprung floor r, a window

Bedroom 4: 11.80 m², floor with linoleum
or dressing room, floor covered with linoleum

Shower room 03.97 m
shower, washbasin, wc, a window

Terrace 15.00 m

Detached, workshop boiler room 42 m
Oil central heating,
Viessmann boiler, tank 2000 L

Individual sanitation common to both dwellings, in conformity state

Concerning the wine-growing part :

A set of buildings linked to the exploitation, used as office, wine storehouse, a barn with pigeon-house, a building used as local for seasonal, a house of vineyard.

A part of the land whose parcels and their contents are mentioned and described in an attached file provided on request.

The accounting, material and immaterial elements linked to the activity, the commercial name, the brands, the whole of the materials and tools are the object of an inventory which can also be communicated on request.

Are you interested ?



Marie

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