



Ref : 9667NDC

Large nice renovated property with 4 houses, pool, big garden, Lot region.

Area **LALBENQUE**



Habitable : 462 m²



Usable : 560 m²



Land : 1,9 Ha

1 000 000 €

Luxurious residence for sale Lot. Close to Cahors city and Compostella pilgrims way. Big typical property renovated with taste. Old stone barn converted into loft style Main house of 220m². 3 Self-catering accommodations of 110m², 92m², 40m² fitted with good taste. Shady private terrace for each gîte. 7 bedrooms with bathrooms in suite. Possibility to create 2 additional bedrooms. Swimming pool. 1.88Ha of land with lovely fruit garden and meadows a part of which can be used to build.

IN SUMMARY

Rooms : 20
Bedrooms : 7
Bathrooms : 7

Swimming pool : yes
Garage place : 1
Parking space : 20
Outbuildings : yes



Heat pump



Well



Adsl

Advantages : Big family house home close to Cahors | Possibility for Gîte activity near a Compostella pilgrims way

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 10 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 10 mn



10 mn



7 mn



45 mn



70 mn

ENERGY INFORMATION

Consommation conventionnelle 216,00 kWhép/m².an

Estimation des émissions 6,00 kg éqCO₂/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

— DESCRIPTION

Main house

Ground floor 183m², floor heating system.

Entrance hall 19m², access to kitchen and living room, big picture windows,

Toilets 3m².

Living room 49m², big stove, metal stairs going up to Mezzanine 1.

Kitchen 15m², new furniture.

Vestibule 13m², metal stairs going up to Mezzanine 2.

Bedroom 1: 25m², large picture windows

Bathrooms in suite 4m², shower and marble toilet table with sink.

Toilets 2m².

Laundry and heating system 7m², access to garage.

Mezzanine 1.

Landing 4.8m x 1.2m, overhanging the living room.

Bedroom 2 : 31m² with toilet area, shower and modern furniture with sink.

Independent WC.

Mezzanine 2

Landing 11m² overhanging the living room.

Attic area 9m².

Attic is started to be converted into 2 bedrooms in suite with loggia.

Gîte 1

Floor heating system

Living room 28m², fireplace with stove, spiral stairs going up to bedrooms

Kitchen 13m²

Toilet area

Cellar and laundry room 2m²

1st Floor

Landing 7m², exit leading to typical covered terrace

Living room 16m², ancient stone sink

Toilets

2 Bedrooms 15m² and 23m², each one with its shower and nice ancient toilet furniture with sink

High ceilings.

Gîte 2

Floor heating system

Living room 22m², fireplace with bread oven, high ceiling

Bedroom 1 : 20m², shower and nice ancient toilet furniture with sink

Independent toilet

Kitchen 12m², nice view into countryside, exit to private terrace

Cellar laundry 1.80m²

Study 8.50m²

Bedroom 2 : 11m² with its antechamber 10m² and bathroom 7m² in suite, nice views on the garden.

Gîte 3

Firstly this house was intended as a pool house.

Living room with fitted kitchen 27m², fireplace, big bay windows with views on the swimming pool and landscape.

Bedroom 13m², shower and old toilet furniture with sink.

Independent toilet accessible from terrace.

Close to a village with all conveniences and schools.

Are you interested ?



Marie

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

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com