



Ref : 9669LRC

**Beautiful architect house in a quiet area with pool, close to shops**

Area **CAHORS**



Habitable : 272 m<sup>2</sup>



Usable : 394 m<sup>2</sup>



Land : 2 978 m<sup>2</sup>

595 000 €

**Luxurious residence for sale Lot.** Beautiful bright and comfortable villa offering 272 m<sup>2</sup> of living space, composed of large living spaces, a games room, 5 bedrooms including 2 with shower room and a beautiful master suite on 3 levels with dressing and bathroom. An office in dependence and a swimming pool complete this property on 2900 m<sup>2</sup> of land. In a residential area near Cahors.

#### IN SUMMARY

Rooms : 11  
Bedrooms : 5  
Bathrooms : 4

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



Heat pump



Adsl

**Advantages :** Quiet location | Close to shops and schools

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 10 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 10 mn



10 mn



20 mn



90 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 91,00 kWhép/m<sup>2</sup>.an

Estimation des émissions 4,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



**Maisons & Chateaux**

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## — DESCRIPTION

Garden level :

Entrance : 9,57 m

With main staircase

Entrance hall : 2,40 m

With hand wash basin

Wc 1 : 1,85 m<sup>2</sup>

Dining room : 24,5 m<sup>2</sup>

American kitchen : 18,95 m<sup>2</sup>

Cellar : 11,5 m<sup>2</sup>

Living room : 42,15 m<sup>2</sup>

Very bright

Playroom : 36,3 m<sup>2</sup>

With sliding doors

1st floor :

Bedroom 1 : 15,65 m<sup>2</sup>

With shower room of 2,75 m<sup>2</sup>.

Bedroom 2 : 14,55 m<sup>2</sup>

With shower room of 3,06 m<sup>2</sup>.

Bedroom 3 : 10,5 m<sup>2</sup>

Bedroom 4 : 10,95 m<sup>2</sup>

Bathroom : 4,85 m<sup>2</sup>

With double washbasin

Landing and circulation : 23,2 m<sup>2</sup>

Wc 2 : 2,21 m<sup>2</sup>

Master suite on 3 levels in the tower :

Garden level : dressing room of 10,55 m².

1st floor: bathroom: 12 m² accessible by a staircase in the dressing.

With corner bathtub and Italian shower

2nd floor : parental bedroom of 14,75 m².

Accessible by a staircase in the bathroom.

Technique :

Heating: heat pump, floor heating / cooling.

Sanitation: all-to-the-sewer

Woodwork: PVC and aluminum, shutters.

Centralized vacuum system.

Outside :

Office in dependence : 19,55 m².

With wc of 5,40 m².

Carport : 49,10 m².

Swimming pool : 10 x 5,5 m

With roller shutter

Treatment : salt chlorinator.

Pool house / yard : 41,70 m².

Property all comfort to discover at the doors of Cahors.

Are you interested ?



Marie

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