



Ref : 9730NDC

## Large character property without vis-à-vis for sale, Lot region

Area LALBENQUE



Habitable : 303 m<sup>2</sup>



Usable : 565 m<sup>2</sup>



Land : 3,6 Ha

564 000 €

**Luxurious residence for sale Lot.** Situated in the Quercy's Causse Regional Natural Park at the South of the Lot region. Close to the city centre of Cahors. Big restored countryside property with original features. Main house and 2 self-catering accomodations. Spacious stone farm barn converted into a big reception hall of 140m<sup>2</sup>. Swimming pool, games area, sauna. 2 Wells. Old bakery. Garden of 3.5Ha in dominant position with nice views.

### IN SUMMARY

Rooms : 17  
Bedrooms : 7  
Bathrooms : 5

Swimming pool : yes  
Garage place : nc  
Parking space : 10  
Outbuildings : yes



Wood and Fuel



Well



Adsl

### SERVICES



1st Shops : 3 mn



All shops : 8 mn



Health : 20 mn



Kindergarten : 3 mn

Elementary : 3 mn

Middle School : 8 mn

High school : 20 mn



20 mn



10 mn



35 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 149,80 kWh/m<sup>2</sup>.an

Estimation des émissions 44,90 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## — DESCRIPTION

Main house: about 135m<sup>2</sup> of living area.

Ground floor

Fitted Kitchen : 12m<sup>2</sup>.

Living room : 39m<sup>2</sup>, stone fireplace, wooden stairs, double door giving access to private courtyard.

Laundry room, toilets : 13m<sup>2</sup>

Cellar with heating system area.

1st Floor

Landing with stairs going down to courtyard.

Bedroom 1 : 18m<sup>2</sup>, built-in wardrobe.

Bedroom 2 : 21m<sup>2</sup>, old stone sink.

Bathroom : 5m<sup>2</sup>.

Toilets

Bedroom 3 : 16m<sup>2</sup>, built-in wardrobe

Ensuite bathroom : 11m<sup>2</sup>.

Gite 1 : about 141.50m<sup>2</sup> of living space.

Very nice stone stairs going up to traditional covered stone terrace.

Dining room 20m<sup>2</sup> with fitted kitchen 10.50m<sup>2</sup>.

Living room : 32m<sup>2</sup>, stone fireplace and wooden parquet floor.

Corridor : 1m<sup>2</sup>

Bathroom : 6m<sup>2</sup>.

Shower room : 5m<sup>2</sup>.

Separate toilets : 2m<sup>2</sup>.

Converted attic with nice wooden frame.

Landing used as living area: 14m<sup>2</sup>.

Bedroom 1 : 32m<sup>2</sup>, several built-in wardrobes.

Bedroom 2 : 9.60m<sup>2</sup> situated in dovecote tower.

Bedroom 3 : 9.60m<sup>2</sup>, 2nd level of the same tower.

Gite 2 : about 49.70m<sup>2</sup> of living area.

Private terrace.

Entrance : 1.70m<sup>2</sup>.

Fitted kitchen : 10m<sup>2</sup>.

Bathroom : 4.90m<sup>2</sup>.

Living room : 10.60m<sup>2</sup>, situated on the ground floor of little dovecote tower.

1st floor and 2nd floors of this tower : 2 bedrooms with 10.60m<sup>2</sup> of each.

Old stone barn renovated and converted into spacious reception hall.

Ground floor : about 140m<sup>2</sup>.

Reception dining hall for more than 30 guests.

Big Fitted Kitchen.

Landing

Office

Toilets.

Stairs going up to Mezzanine floor : 70m² which can be converted as living area or bedrooms.

Former barn used as game and dining area with summer kitchen.

Heated swimming pool shower cabin and toilets.

Sauna.

Games and barbecue area.

Bread oven

This property will be sold with the necessary furniture for the gite renting business and reception hall.

The barn with reception hall can be converted into several habitations.

The property is situated close to village with all shops, schools and other amenities as well as access to motorway A20.

Are you interested ?



Marie

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