



Ref : 9738CHG

### Restored medieval house in the centre of a historic village

Area



Habitable : 66 m<sup>2</sup>



Usable : 111 m<sup>2</sup>



Land : 78 m<sup>2</sup>

355 000 €

**House of character for sale Lot.** In the Natural Regional Park classified as a UNESCO World Geopark. In the heart of a picturesque and medieval city, beautiful stone house restored with taste. Terrace. Vaulted cellar with independent access. Windows and other architectural elements from the medieval period. Beautiful view over the village and its surroundings.

#### IN SUMMARY

Rooms : 5  
Bedrooms : 1  
Bathrooms : 1

Swimming pool : no  
Garage place : nc  
Parking space : 1  
Outbuildings : yes



Wood



Adsl

**Advantages :** Medieval and tourist village | Restored house of character

#### SERVICES



1st Shops : 3 mn



All shops : 25 mn



Health : 25 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 25 mn

High school : 25 mn



25 mn



25 mn



70 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 317,00 kWh/m<sup>2</sup>.an

Estimation des émissions 9,00 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

Ground floor

Terrace 12m<sup>2</sup> approx.

Living room 29m<sup>2</sup>, bar area with water point, wood stove, window with stone seat,  
wooden stairs

1st Floor

Living room 25m<sup>2</sup> with open plan fitted kitchen, old stone sink, wood stove, wooden  
stairs, nice view over the village

Toilet room

Fitted out attic 30m<sup>2</sup> of floor area, bedroom, bathroom, very nice view

Ground floor

Old vaulted cellar with exposed stone 28m<sup>2</sup> equipped with sink and all connections for a  
laundry room or shower room and toilet

Renovated house in perfect condition.

Possibility to fit out the cellar for a professional activity

Tourist and lively village with a high rental demand

Walking paths in the area and along the river

Shops in the vicinity

Are you interested ?



Marie

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