## MAISONSELLER DE PRESTIGE & DE CARACTERE



Ref : 9739LRC

## Beautiful property with guest house, cottage and outbuildings, close shops

• Area LUZECH

Habitable : 336 m <sup>2</sup>	பே Usable :	600 m²	Land: 5 723 m <sup>2</sup>	628 000 €	

**Farmhouse & Mas for sale Lot.** Beautiful authentic stone property, in the countryside on the outskirts of a lively village with all amenities within 2 minutes. Character property located in a quiet environment, consisting of a perfectly restored main house of 279 m<sup>2</sup> with 8 bedrooms, 3 of which are en suite, arched cellars, a magnificent stone dovecote renovated as a guest house or cottage, various outbuildings, barn of about 170 m<sup>2</sup>, open stone shed, on a flat and wooded land of more than 5700 m<sup>2</sup> with orchard, well and vegetable garden. Possibility of operating in a cottage and guest rooms, in a tourist area.

Swimming pool : yes	Heat pump
Garage place : 1	
Parking space : nc	Ser Well
Outbuildings : yes	Adsl
	Garage place : 1 Parking space : nc

Advantages : Close contact and services | Outbuildings

SERVICES

18J

1st Shops : 2 mn 🛛 💓 All shops : 2 mn

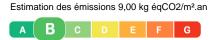
Elementary : 2 mn











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## MAISONSELLER DE PRESTIGE & DE CARACTERE

## DESCRIPTION

1st floor of the dwelling house, accessible by an outside staircase, tiled floor:
A corridor serving:
Large double living room facing North and West: 35 m<sup>2</sup>.
Large equipped and furnished kitchen: 18 m<sup>2</sup>.
Bedroom 1, or small living room, with fireplace: 16 m<sup>2</sup>
The kitchen and the small living room giving onto a south-facing terrace of about 20 m<sup>2</sup>;

Bedroom 2, parquet floor: 18.50 m<sup>2</sup>. Bedroom 3, double facing South and East: 12,60 m<sup>2</sup> Bedroom 4, en suite with shower and toilet: 18.50 m<sup>2</sup> Independent bathroom with toilet and Italian shower: 3.20 m<sup>2</sup>.

Upstairs, wooden floor: A landing with lounge area: 28 m<sup>2</sup>. Bedroom 5, double facing South and East: 13 m<sup>2</sup> Room 6: 15.70 m<sup>2</sup>. Bedroom 7, en suite with shower and toilet: 18 m<sup>2</sup> Bedroom 8, large suite with Italian shower, whirlpool bath, toilet and dressing room: 56 m<sup>2</sup>

On the ground floor 3 arched cellars, garage, bread oven, summer kitchen, workshop and shed.

The pigeon loft renovated into a guest house or gîte:

On the ground floor accessible from a large wooden terrace, arched kitchen with toilet: 16.50 m<sup>2</sup>.

On the first floor, accessible by an outside stone staircase, living room: 18.80 m<sup>2</sup> pellet stove

On the second floor, parquet floor, en suite bedroom: 20 m<sup>2</sup>. (bathroom with Italian shower and toilet)

Dependencies :

A stone barn of about 170 m<sup>2</sup>, possibility of two levels. An open stone shed, about 80 m<sup>2</sup>. Two wells, vegetable garden with garden shed 20 m<sup>2</sup>.

Main house: underfloor heating, heat pump, reversible air conditioning on the first floor. Aluminium double glazing. mains drainage. Dovecote: heating pellet stove.

Property perfectly restored, no work to be done, ready for immediate use.

