



Ref : 9753LRC

Spacious stone house of character with outbuilding to be finished

Area Cahors



Habitable : 310 m²



Usable : 605 m²



Land : 1,1 Ha

532 000 €

House of character for sale Lot. Lot, in Bouriane, close to shops, character house on 3 levels in stone of recent construction 1984 of 600 m² usable with dependence to be restored on 1 hectares of land.

IN SUMMARY

Rooms : 9
Bedrooms : 6
Bathrooms : 2

Swimming pool : no
Garage place : 2
Parking space : 4
Outbuildings : yes



Wood and Electric



Adsl

Advantages : Very large house | possibility of development

SERVICES



1st Shops : 2 mn



All shops : 15 mn



Health : 15 mn



Kindergarten : 2 mn

Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



15 mn



15 mn



15 mn



75 mn



70 mn

ENERGY INFORMATION

Consommation conventionnelle 213,00 kWh/m².an

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



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DESCRIPTION

Ground floor

Entrance hall 20 m
Fitted and equipped kitchen 26 m² Living/dining room 62 m² Pathway
Living/dining room 62 m² Fireplace
Corridor 16.80 m²
WC hand wash basin
Bedroom 1 16 m² chestnut parquet (laying: fontainebleau style) with dressing
Bedroom 2 16 m²
Bedroom 3 17 m² chestnut parquet (laying: herringbone) with dressing room
Bathroom/shower 10.60 sqm with double washbasin, fully tiled

1st floor

Landing 16.32 m²
Bedroom 4 - 30.14 m²
Bedroom 5 - 19 m² with dressing room
Bedroom 6 - 46 m² with tiled floor
Bathroom/shower 14 m², tiled
Small room without window 10 m²

Garden level

With access by stairs from inside
Room 61 m², door to the outside and window
Corridor 14.30 m
Wine cellar 13 m²
Boiler room 16 m² with wood-burning boiler and electric water heater 300L, tiled floor
Laundry room 21,60 m² with general Culligan filtering system
Room 19.50 m² without window with tiled floor
Garage 42 m² with double wooden door and tiled floor
Storage room 23.80 m² concrete floor
Open shed 14 m², tiled

Outbuilding 100 m², 4 rooms to restore
Room for wood boiler

Comfort of the house
Double glazing throughout
Wood boiler from 1984
Central heating with cast iron radiators

Are you interested ?



Marie

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