



Ref : 9758CHG

## Lot, charming property with dominant and panoramic view

Area Quercy Blanc



Habitable : 390 m<sup>2</sup>



Usable : 660 m<sup>2</sup>



Land : 15,6 Ha

1 774 000 €

**Manor-house for sale Lot.** On the outskirts of a lively village with shops and services, beautiful Tuscan-inspired property set on 15 ha of meadows and woods crossed by a stream with a pond, in a dominant position with panoramic view on the countryside and the nearby lake. The main house of 300 m<sup>2</sup> offers a large living room of 80 m<sup>2</sup>, a fitted and equipped kitchen of 23 m<sup>2</sup>, back kitchen, living room or office of 30 m<sup>2</sup>, a master bedroom with dressing room and shower room, a second bedroom en suite, upstairs 2 bedrooms with shower room and bathroom. Guest house of 64 m<sup>2</sup>, barn of 270 m<sup>2</sup> used as garage, workshop and reception room. Charming and prestigious property on the outside and all modern comforts on the inside.

### IN SUMMARY

Rooms : 11  
Bedrooms : 5  
Bathrooms : 5

Swimming pool : yes  
Garage place : 4  
Parking space : 10  
Outbuildings : yes



Fuel



Source  
Stream  
Pond



Adsl  
Fiber

**Advantages :** Nice position with view | very aesthetic and comfortable property

### SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 30 mn



Kindergarten : 3 mn

Elementary : 3 mn

Middle School : 3 mn

High school : 20 mn



30 mn



45 mn



90 mn

### ENERGY INFORMATION

**Maisons & Châteaux**  
12 pl. A. de Solminihac - 46000 CAHORS  
Tel +33 (0)5 65 35 63 32  
contact@maisonsetchateaux.com



## — DESCRIPTION

### MAIN HOUSE :

Ground floor

Nice height under ceiling, 3.70 m<sup>2</sup>

Entrance hall 20 m<sup>2</sup>.

2 French windows access to the courtyard and access to the staircase of the main facade, tiled floor, checkroom.  
floor heating

Large Living room : 80 m<sup>2</sup>

Bright, illuminated by 8 windows, large stone fireplace, tiled floor, courtyard access by glass door, underfloor heating

Kitchen 23 m<sup>2</sup>

Equipped and fitted, tiled floor, accessible from the terrace on the courtyard side

Back kitchen, laundry room 17 m<sup>2</sup>, tiled floor

Underfloor heating

WC 2 m<sup>2</sup>

hand wash basin

Living room or study: 30 m<sup>2</sup>, tiled floor

tiled floor, fireplace

Bedroom 1 en suite 30 m<sup>2</sup>

dressing room, 2 windows, cupboards,

Shower room 8 m<sup>2</sup>

Italian shower, suspended toilet, washbasin furniture

Bedroom 2 en suite : 23 m<sup>2</sup> : bathroom with shower and washbasin

shower room with shower and washbasin, independent WC with hand wash basin

Landing in the tower : 10 m<sup>2</sup>

Stairs

1 st floor :

Bedroom 3 : 17 m<sup>2</sup>

Window door with access to a large balcony of 7 m<sup>2</sup>.

Shower room 3 m<sup>2</sup>

Washbasin, shower and WC, tiled floor

Bedroom 4 en suite: 28 m<sup>2</sup>, with a balcony

Bathroom: 8 m<sup>2</sup>

Corner bath, washbasin, WC

Cellar accessible from the entrance

Wine cellar: 30 m<sup>2</sup>, refrigerated

### Maisons & Chateaux

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Concrete floor

Cellar - billiard room 25 m<sup>2</sup>

vaulted room

Archive 25 m<sup>2</sup>, concrete floor

Garden level

4 cellars accessible from the terrace of the swimming pool

Storage room in the garden : 17 m<sup>2</sup>

Sink, tiled floor

Vaulted room 20 m<sup>2</sup>, storage

tiled floor

Arched room 15 m<sup>2</sup>, tiled floor

tiled floor, checkroom, WC with washbasin

Storage room: 13 m<sup>2</sup>

Hot water tank

TECHNICAL :

Double glazed aluminium windows

Stirodur and glass wool insulated attic

Roof with canal tiles in very good condition with protective film

Boiler room 17 m<sup>2</sup>

VISSMANN fuel boiler

supply of the main house and the underfloor heating of the guest house

Tiled floor, oil tank 5000 l buried

Internet connection by the fiber

In the courtyard,

Large terrace 120 m<sup>2</sup>, serving

serving the various entrances of the house, flat stone floor

Summer kitchen 12 m<sup>2</sup>

FRIENDS' HOUSE : 64 m<sup>2</sup>

Living room 44 m<sup>2</sup>.

Tiled floor, exposed beams, kitchenette

Bedroom 5 : 15 m<sup>2</sup>

French window on courtyard

Bathroom 5 m<sup>2</sup>

shower, WC, washbasin furniture  
Underfloor heating on all the accommodation.  
Covered terrace 31 m<sup>2</sup>, stone floor.

**PIGEONNIER 27 m<sup>2</sup>**

3 levels of 9 m<sup>2</sup>, covered shelter for access to the external staircase towards 2nd floor.  
Level 2: floating parquet floor  
Level 3 accessible from a retractable staircase, parquet floor  
Covered terrace 18 m<sup>2</sup>.

**Barn on the ground floor 200 m<sup>2</sup>**

Used as garage or reception room,  
tiled floor 130 m<sup>2</sup> and parquet 70 m<sup>2</sup>, insulated roof.  
Big door with remote-controlled roller shutter  
Underneath  
Garage, workshop 70 m<sup>2</sup>

**SWIMMING POOL 10m X 5 m**

Heated by heat pump, lighting  
Salt treatment,  
heated outdoor shower, hot water tank in a technical room  
Security by electric and solar shutter  
Terraces and paved beaches 140 m<sup>2</sup>.

**LAND : 15 Ha 59**

Stream, small pond, beautiful meadows and wooded area  
9 holes miniature golf course in the park, cabin for children  
2 entrances protected by 2 remote-controlled gates.

A very comfortable property, very aesthetic with a dominant view on the surrounding countryside and the nearby lake. Close to shops and services...

**Are you interested ?**



**Marie**

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