MAISONS & CHATEAUX



Ref: 9760LRC

20 minutes from Cahors, house with view over the Lot, swimming pool

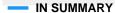
• Area LUZECH

Habitable: 140 m²

公 Usable:

 Land : 4 919 m² 210 000 €

Country house for sale Lot. In the countryside, 20 minutes from Cahors, pleasant and luminous house of 130 m² with view on the Lot, composed on the ground floor of a spacious kitchen openning on to the living room with cathedral ceiling, a laundry room, a toilet. On the first floor, a circulation serves a toilet, 3 bedrooms, one with dressing room and direct access to a shower room and one with shower room. Outside, without vis-à-vis, you will enjoy a swimming pool 8 x 4 m and a closed summer kitchen. There is a large garage and a workshop in the outbuilding. The whole on a ground of 4 900 m² composed in major part of hill.



Rooms: 5 Bedrooms: 3 Bathrooms: 2 Swimming pool: yes Garage place : nc Parking space : nc Outbuildings: yes

M Wood

Advantages: View | River

SERVICES

1st Shops: 5 mn

All shops: 20 mn

H Health: 20 mn

Kindergarten: 5 mn

Elementary: 5 mn

Middle School: 5 mn

High school: 20 mn

27 mn

⊸⇔ 90 mn

ENERGY INFORMATION

Consommation conventionnelle 269,75 kWhep/m².an

Estimation des émissions 15,24 kg éqCO2/m².an





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





DESCRIPTION

Garden level:

Entrance hall: 2,42 m²

Wc with washbasin: 2,36 m²

Cellar: 10,85 m²

Fitted kitchen: 17,10 m²
Opening on to the living room

Laundry room: 5,65 m²

Living room: 34,22 m²

Ceiling height of 5.10 m at the highest point With wood stove and 2 large bay windows

First floor:

Circulation: 2.12 m²

Leading to the 3 bedrooms and toilets

Bedroom 1: 10.56 m²

With French window onto the garden.

Bedroom 2: 13,13 m²
With dressing room : 4,33 m²
Reversible air conditioning
And access to the shower room

Shower room: 6,13 m²

Bedroom 3 : 21,50 m²

With shower room and reversible air conditioning

Wc: 1,15 m²

Outside:

Summer kitchen: 8,85 m²



Swimming pool: 8 x 4 m Chlorine treatment

Garage: 34,18 m² Workshop: 12,81 m²

Technique:

Heating system: Wood with wood stove in the living room. Reversible air conditioning in

2 bedrooms.

Sewerage: mains drainage. Sanitary: water heater 200 liters Double glazed aluminum joinery ADSL: fiber network in the house

2 rainwater storage tanks of 4000 liters each.

This charming family home located in the countryside with its view over the river and without vis-à-vis offers a peaceful atmosphere.







