



Ref : 9760LRC

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

Area LUZETCH



Habitable : 140 m²



Usable : 176 m²



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 opening 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.

IN SUMMARY

Rooms : 5
Bedrooms : 3
Bathrooms : 2

Swimming pool : yes
Garage place : nc
Parking space : nc
Outbuildings : yes



Wood



Tank



Fiber

Advantages : View | River

SERVICES



1st Shops : 5 mn



All shops : 20 mn



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 kWh/m².an

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



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— 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.

Are you interested ?



Marie

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