



Ref : 9761NDC

Large property with gîtes and two swimming pools, beautiful land for sale,

Area **LALBENQUE**



Habitable : 280 m²



Usable : 550 m²



Land : 9 408 m²

798 000 €

Luxurious residence for sale Lot. Large renovated family property in a very good location with two guest houses. Close to Cahors and medieval town of Saint-Cirq-Lapopie . In the Regional Natural Park of the Causses du Quercy, now a UNESCO World Geopark. Spacious typical Quercy house in exposed stone of 160m² and its stone cellar on the ground floor, possibility to create an independent flat. Two guest houses of 90m² and 30m², one of which is fitted out in the old windmill. 2 swimming pools with their large beaches. 2 garages, workshops. Bread oven and a small stone outbuilding. Very nice landscaped garden on a plot of 9408m². Dominant position and a very nice view.

IN SUMMARY

Rooms : 13
Bedrooms : 7
Bathrooms : 3

Swimming pool : yes
Garage place : 3
Parking space : 6
Outbuildings : yes



Fuel



Tank



Adsl

Advantages : Close to Cahors and tourist sites | Tourist or family accomodation

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 15 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 10 mn

High school : 10 m



15 mn



15 mn



50 mn



80 mn

ENERGY INFORMATION

Consommation conventionnelle 117,00 kWhép/m².an

Estimation des émissions 20,00 kg éqCO₂/m².an



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DESCRIPTION

Main house

Elevated level with stone staircase and typical covered terrace "bolet".

Living room 63m² with open kitchen perfectly equipped, fireplace, old stone sink.

Corridor 4.50, 2 staircases giving access to the first floor and the ground floor.

Bedroom 16m².

Shower room 8m².

Toilet 1.50m² with hand basin.

1st Floor

2 bedrooms of 16m² each, possibility to create a small shower room.

Ground floor

Independent flat of about 38m² with a kitchen, toilet, bedroom and boiler room, exit to the terrace.

Old stone cellar of 60m² which can be converted into an extension of the house.

Private terrace with the round salt water swimming pool of 3.69m diameter and its beach and the barbecue area.

Restored bread oven.

1st Guest house rented as a seasonal gîte.

Covered terrace

Living room of 55m² with an entrance and a fully equipped semi open kitchen.

Corridor 5m x 1m.

2 bedrooms 12m² and 9m².

Shower room 6.50m².

Toilet.

2nd Guest house fitted out in the old windmill being finished.

3 levels each of about 10m².

Kitchen on the ground floor, exposed stone, old stone sink.

Bathroom on the 1st floor.

Bedroom on the 2nd floor with a view over the property and its surroundings.

2nd Salt water swimming pool 7m x 4m, its beach and its shaded terrace are intended for the 2 gîtes.

Building of about 120m² with garages for 3 cars and workshop.

Hangar 30m².

Beautiful landscaped garden with metal gate.

The property is in a dominant position.

It offers a beautiful view opening onto the distant hills.

Shops and services are 10 minutes away.

Are you interested ?



Marie

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