



Ref : 9767LRC

## In the countryside architect's house and guest house on 5400 m² with trees

Area CAHORS



Habitable : 289 m²



Usable : 289 m²



Land : 5 453 m²

405 000 €

**Luxurious residence for sale Lot.** Near Cahors, in a quiet area, bright contemporary house of 220 m² with a guest house of 66 m² on a 5400 m² flat plot of land with trees. The main house has 5 bedrooms, one with a shower room and one with a bathroom and balcony, a fitted kitchen opening onto the dining room and a double lounge. The guest house of 60 m² is composed of a kitchen open to the living room, a bedroom, a shower room and a toilet.

### IN SUMMARY

Rooms : 9  
Bedrooms : 5  
Bathrooms : 3

Swimming pool : no  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Wood and Electric



Well

**Advantages :** quietly | guest house

### SERVICES



1st Shops : 6 mn



All shops : 15 mn



Health : 15 mn



Kindergarten : 4 mn

Elementary : 7 mn

Middle School : 10 mn

High school : 20 mn



20 mn



60 mn



80 mn

### ENERGY INFORMATION

Consommation conventionnelle 136,00 kWh/m².an

Estimation des émissions 5,00 kg éqCO2/m².an



### Maisons & Châteaux

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

## — DESCRIPTION

Main house :

On the garden level, an entrance hall of 15.78 m<sup>2</sup> serves:

A kitchen: 14.45 m<sup>2</sup>.

Open on the dining room: 18,83 m<sup>2</sup>.

A double lounge: 38.34 m<sup>2</sup>

A bedroom en suite: 12 m<sup>2</sup>

With shower room: 1,80 m<sup>2</sup>.

Wc 1: 2,62m<sup>2</sup>.

On the first floor, a circulation serves :

Wc 2 : 1,48 m<sup>2</sup>

A bathroom: 6,08 m<sup>2</sup>

With towel dryer and double washbasin

Bedroom 2: 11,45 m<sup>2</sup>

With built-in cupboards

Bedroom 3 : 12,30 m<sup>2</sup>

Bedroom 4 en suite: 34.16 m<sup>2</sup>

Balcony

With bathroom: 11,40 m<sup>2</sup>

Double washbasin

In the basement, a circulation of 12,06 m<sup>2</sup> serving :

A laundry room : 10,19 m<sup>2</sup>

Bedroom 5 : 11,60 m<sup>2</sup>

The single-storey guest house, of about 66 m<sup>2</sup>, offers :

An entrance hall: 4.27 m<sup>2</sup>

Kitchen with sitting area: 31.79 m<sup>2</sup>

Bedroom: 22,77 m²

Shower room: 2,90 m² with towel dryer  
With towel dryer.

Circulation: 3,68 m²

Toilet: 2,09 m²

Cellar: 20 m²

Technical:

Water softener in the laundry room,  
Heating system by heat pump and reversible air conditioning and radiator,  
Sewerage on the main sewer.

This charming contemporary house to discover, ideal for a family house with guest house or a gîte activity, is set on its 5400 m² park planted with fruit trees, olive trees, fig trees, cherry trees and medlar trees.

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)



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