



Ref : 9770LRC

## Stone property 200 m², with heated pool in a beautiful environment

Area **MERCUES**



Habitable : 200 m²



Usable : 295 m²



Land : 2 449 m²

560 000 €

**Luxurious residence for sale Lot.** Character property with 200 m² of living space, comprising a barn with an 85 m² garage, a wine cellar and a heated swimming pool, all set in 2,450 m² of land surrounded by vines and with views over the castle. On the ground floor, an open plan kitchen with dining area of 28.65 m² and bay window overlooking the terrace and garden, a living room of 48 m² with open fireplace, a bedroom and a shower room with toilet. Upstairs, 3 bedrooms, including a spacious master bedroom with Italian shower, a bathroom and a toilet. Pleasant environment 15 minutes from Cahors.

### IN SUMMARY

Rooms : 6  
Bedrooms : 4  
Bathrooms : 3

Swimming pool : yes  
Garage place : 1  
Parking space : nc  
Outbuildings : yes



Fuel

**Advantages :** Castle view | Vines

### SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 15 mn



Kindergarten : Nearby

Elementary : 5 mn

Middle School : 10 mn

High school : 15 mn



15 mn



20 mn



60 mn



90 mn

### ENERGY INFORMATION

Consommation conventionnelle 83,00 kWhép/m².an

Estimation des émissions 24,00 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

On the ground floor :

Entrance: 10.12 m².

A circulation of 8 m² serving :

Laundry: 5.26 m².

With water softener

Bedroom 1 : 9,18 m²

Shower room: 4,43 m²

With separate toilet

Living room: 48 m²

With open fireplace

Fitted open plan kitchen: 12 m²

With dining area: 16.65 m²

Bay window overlooking the terrace and the garden

Adjacent to the kitchen, a cellar of 4.54 m².

A boiler room: 4.80 m²

With oil-fired boiler

A barn with an 85 m² garage and a 10 m² wine cellar

On the first floor :

A circulation of 7.30 m² serving :

Bathroom: 5 m².

Wc: 1,20 m²

Bedroom 2: 16 m².

With shower room: 10,29 m².

Italian shower, towel dryer

And dressing room: 6,20 m²

Bedroom 3 : 17,60 m²

Bedroom 4 : 16,50 m²

Technical :

Underfloor heating by oil-fired boiler.

Double glazing pvc, aluminium and wood

Roof revised in 2018

Swimming pool heated by heat pump with 1.50 m depth: 10.50 m X 4.50 m, chlorine treatment and liner.

This property is situated in a pleasant environment and surrounded by vineyards on a 2,450 m² plot of land planted with fruit trees; walnut, cherry, mirabel, plum and apple trees. It offers a superb view over a castle, 15 minutes from Cahors.

Are you interested ?



Marie

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

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



**Maisons & Chateaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

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