



Ref : 9776LRC

## 18th century house with outbuilding and swimming pool, near shops

Area CAHORS



Habitable : 175 m<sup>2</sup>



Usable : 304 m<sup>2</sup>



Land : 3 304 m<sup>2</sup>

398 000 €

**Luxurious residence for sale Lot.** 10 minutes north of Cahors, rare 18th century stone house in excellent condition with converted outbuilding. Set on over 3,000 m<sup>2</sup> of land with a swimming pool, it is built on one level over cellars and comprises 4 bedrooms, a dressing room, a separate kitchen, a large living room with access to the terrace, open fireplace and old features and a dining room. In a village with shops.

### IN SUMMARY

Rooms : 7  
Bedrooms : 4  
Bathrooms : 3

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



City gas

**Advantages :** Close to shops | In the village

### SERVICES



1st Shops : Nearby



All shops : 10 mn



Health : 10 mn



Kindergarten : Nearby

Elementary : Nearby

Middle School : 10 mn

High school : 10 mn



10 mn



20 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 173,00 kWh/m<sup>2</sup>.an

Estimation des émissions 31,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## — DESCRIPTION

First floor:

Living room: 45,13 m<sup>2</sup>

With open fireplace, antique features, exposed beams, access to terrace.

Terrace: 31.47 m<sup>2</sup>

Dining room: 20,81 m<sup>2</sup>

Fitted and equipped kitchen: 8,40 m<sup>2</sup>

Wc with washbasin : 3,16 m<sup>2</sup>

Bedroom 1 : 15,45 m<sup>2</sup>

With shower room

Circulation of 6,80 m<sup>2</sup> leading to :

Laundry room : 6,18 m

Bedroom 2 : 13,81 m<sup>2</sup>

Bedroom 3 : 12,29 m<sup>2</sup>

Bathroom : 3,69 m<sup>2</sup>

With toilet

Dressing room: 9 m<sup>2</sup>

Fitted outbuilding :

Bedroom and kitchen area: 19.69 m<sup>2</sup>

Shower room: 4,55 m<sup>2</sup>

With wc

Mezzanine : 4,85 m<sup>2</sup> of useful surface

On the ground floor, 101 m<sup>2</sup> of cellar space

Garage: 30 m<sup>2</sup>

Technique :

Heating system: town gas installation from 2020.

Outbuilding: electric

Electricity: reviewed in 2019 / 2020.

Roof: visited in 2021.

Joinery: double glazing from 2018.

Terrace awning: 2020.

Exterior landscaping on the converted outbuilding side and change of gate carried out in 2020 and 2021.

2 gates: 1 electric gate for access to the garden and 1 gate recently changed for access to the converted outbuilding.

Sewerage: mains drainage.

Swimming pool: 12 X 6 m with chlorine treatment.

Liner changed in 2018.

This property in very good condition, located in a village with shops, offers a pleasant living environment, with the possibility of carrying out a reception activity thanks to its fitted outbuilding.

Are you interested ?



Marie

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