



Ref : 9785CHG

## Beautiful and very comfortable character house, in the countryside

Area Lalbenque



Habitable : 165 m<sup>2</sup>



Usable : 165 m<sup>2</sup>



Land : 6 144 m<sup>2</sup>

532 000 €

**House of character for sale Lot.** In the countryside, secretly hidden, without being totally isolated, located in a beautiful diffuse hamlet, this beautiful house was built on the bases of an authentic small stone barn and extended in 2016. Bright house, pleasant to live in, open on its garden of 6144 m<sup>2</sup> with its terraces, one of which is covered near the pool. A private road lined with vegetated stone walls completes the picture. A large living room open on the countryside, with a distant view on the village, 3 luminous and spacious bedrooms, 3 bathrooms, a living room library or office, a well equipped kitchen, old architectural elements, doors, beams, stone frames, all the elements are gathered to give to the whole the charm of the old with the concern of the modern comfort. A beautiful property to live in all year round or to have a second home of quality. 8 mn from all services, freeway 15 mn.

### IN SUMMARY

Rooms : 6  
Bedrooms : 3  
Bathrooms : 3

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



Wood and Electric



Well  
Tank



Fiber

**Advantages :** In the countryside in a beautiful hamlet | Comfortable house full of charm

### SERVICES



1st Shops : 8 mn



All shops : 20 mn



Health : 25 mn



Kindergarten : 8 mn

Elementary : 8 mn

Middle School : 8 mn

High school : 25 mn



8 mn



15 mn



15 mn



60 mn



### ENERGY INFORMATION

Consommation conventionnelle 98,00 kWh/m<sup>2</sup>.an

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

### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## — DESCRIPTION

Entrance 2.40 m  
Terracotta tile floor

Large living room, dining room 41.32 m  
Tiled floor, double combustion wood stove STUV  
Double glazing, 2 windows on terraces, swimming pool side and covered terrace  
A glazed door, reversible air conditioning,

Living room library 20.93 m<sup>2</sup>, glass partition  
glazed partition, workshop type, open to the living room, tiled floor, reversible air conditioning  
window with 3 openings, cupboard closed by an old door, library.

Kitchen 10.95 m  
Equipped and fitted, induction hob, Teppanyaki integrated plancha  
Tiled floor, window with 3 sliding doors

Shower room 4.87 m  
Vanity unit, shower, towel dryer, WC

Laundry room 05.36 m<sup>2</sup>.

on the first floor :

Landing 07.77 m  
Accessible from the living room, library space, serves the 3 bedrooms on the floor  
solid parquet floor, a window,

Staircase in plane tree, stairwell lit by a skylight

Bedroom 1 en suite, 21.40 m  
Bright, 1 double window, 2 single windows, 1 fenestron  
Solid parquet floor, 2 dressing cupboards

Bathroom, 06.00 m  
Shower, double washbasin, WC, bidet, towel dryer,  
Tiled floor, a window,

Bedroom 2, 18.60 m  
2 windows with interior shutters, a fixed bay, reversible air conditioning

Solid parquet flooring throughout the space

Office space 4.87 m<sup>2</sup>, a window, cupboard with old doors,

Independent toilet, 1.59 m<sup>2</sup>,

WC with wash-hand basin,

Dressing room 2.18 m

Bathroom 07.00 m<sup>2</sup>.

Cement floor, suspended WC, bath, double washbasin, electric towel rail, VMC

Bedroom 3, 17.40 m

A window, a door window

Reversible air conditioning,

Ground massive parquet floor glued

Technical:

All work dates from 2016 completion in 2017,

Expansion, insulation, carpentry, plumbing, electrical installation, sanitary, kitchen, heating,

Individual sanitation compliant.

Hot water by 2 electric water heaters

Water softener

Heating by reversible air-conditioning, double combustion wood stove STUV in the living room (heats the ground floor)

All the joineries are in double glazing,

Internet : Connected to the fiber.

3 terraces: one in the North of 30 m<sup>2</sup>, one in the South of 17 m<sup>2</sup>, one in the East covered of 30 m<sup>2</sup>.

Rainwater recovery tank, 6 m<sup>3</sup>

In the shelter of the glances, two wooden chalets for storage, tools and material, workshop,  
a small wooden shed for storage,

Swimming pool 12 X 6 m with 3 steps

chlorine filtration, liner 7 years, pump 4 years, robot, large paved beach

The land is partly enclosed by stone walls, some of which are planted with vegetation, a large open path closed by a gate winds through the vegetation, the property in the background remains hidden from view.

Ideal country house, modern house with the charm of the old, located in a beautiful environment, with beautiful landscapes, a view, a non-prevalent neighborhood that brings security and connection, a bright house, friendly, easy to live, with beautiful materials, a successful harmonious atmosphere.

**Are you interested ?**



**Marie**

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