



Ref : 9793LRC

House with garage, land 1400 m², 4 bedrooms, river view, no neighbors

Area PUY L'EVEQUE



Habitable : 187 m²



Usable : 253 m²



Land : 1 410 m²

250 000 €

Country house for sale Lot. This house / villa of 187 m², built on two levels, with a land size of 1400 m² has 4 rooms including 3 bedrooms, 1 bathroom and 1 toilet. A pleasant veranda and in its extension a covered terrace provide a moment of relaxation facing the river. It offers the possibility of a studio adjoining the house on the garden level with its own entrance. The house is composed, on the ground floor, of a double living room, a kitchen open to the dining area, a back kitchen, a shower room with toilet, a laundry room, a veranda and a covered terrace. On the first floor, the landing leads to three bedrooms, one of which has a balcony, and a bathroom with toilet. The second part of the house, which can be used as a studio, consists of a living room with fireplace, a bedroom, a kitchen with dining area and a shower room with toilet. All on the ground floor. This property has no neighbors and offers a view and a peaceful setting by the river, 5 minutes from the shops.

IN SUMMARY

Rooms : 9
Bedrooms : 4
Bathrooms : 2

Swimming pool : no
Garage place : 1
Parking space : nc
Outbuildings : yes



Fuel

Advantages : River view | wwithout neighbors

SERVICES



1st Shops : 5 mn



All shops : 30 mn



Health : 30 mn



Kindergarten : 3 mn

Elementary : Nearby

Middle School : 5 mn

High school : 30 mn



30 mn



30 mn



70 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 443,00 kWh/m².an

Estimation des émissions 73,00 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

Garden level :

Double living room: 29 m².

With access to the covered terrace.

Open kitchen with dining area: 23 m².

Back kitchen: 5 m².

Shower room: 5 m².

With toilet and view on the river.

Veranda: 21 m²

The bay window of the veranda opens onto the large covered terrace.

Laundry room : 4,50 m²

Wc with washbasin: 1 m².

On the first floor :

Landing leading to :

Bedroom 1 : 8,50 m²

With built-in cupboards.

Bedroom 2 : 12,04 m²

With balcony overlooking the garden.

Bedroom 3: 14.50 m²

With built-in cupboards.

Bathroom: 6,50 m²

With toilet.

For the part converted into a studio, accessible from the garden by an independent entrance or from the house by the staircase leading to the first floor,

Kitchen with dining area: 13.50 m².

Living room: 17.50 m²

With fireplace

Bedroom 4 : 12 m²

With access to the garden through a French window.

Cellar : 8,50 m²

Shower room: 3 m².

With toilet.

Outside :

Garage: 36 m²

2 cellars under garage: 31 m².

Technique:

Heating : boiler with oil tank

Drainage: Septic tank

Joinery: partly single glazing with over glazing.

This property needs some modernization work, to bring the electricity and drainage up to standard and to refresh it.

Once on site, it takes little imagination to realize that this place can, by highlighting the many existing assets, become a remarkable property that is highly sought after today.

Are you interested ?



Marie

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

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com