



Ref : 9795LRC

In the countryside, house 115 m², garage, 1300 m² land, 3 bedrooms, office

Area LABASTIDE MARNHAC



Habitable : 115 m²



Usable : 220 m²



Land : 1 294 m²

174 000 €

Country house for sale Lot. This house / villa of 115 m², with a land size of 1300 m² has 4 rooms including 3 bedrooms. It offers 3 bedrooms, a dining room with fireplace, a kitchen with access to the garden, a shower room and an office.

IN SUMMARY

Rooms : 5
Bedrooms : 3
Bathrooms : 1

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



Wood and Fuel

Advantages : In the countryside | 3 bedrooms

SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 15 mn



Kindergarten : 15 mn

Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



15 mn



15 mn



50 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 203,00 kWh/m².an

Estimation des émissions 63,00 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

On the first floor, accessible from the veranda:

Dining room: 24.50 m²
with fireplace.

Kitchen: 14 m².
Fitted

Circulation leading to :

Bedroom 1 : 12 m²

Bedroom 2 : 10 m²

Bedroom 3 : 12,50 m²

Office : 9 m²

Shower room: 5,50 m²

WC : 2,50 m²

Veranda: 19.50 m²

In the basement :

Cellar 1: 47 m².

Composed of a laundry space and a workshop space.

Cellar 2: 47 m²

Consisting of a boiler room with boiler and oil tank and a space with old inglenook fireplace.

Technical features :

Oil-fired heating system and wood burner.

Woodwork: single glazed wood windows.

Sewerage: mains drainage.

Insulation of the attic redone in 2020.

This charming house located in the countryside offers great potential and a peaceful living environment not far from the shops.

Some refurbishment work is required to make it even more pleasant.

Attached on one side.

Are you interested ?



Marie

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