# MAISONS & CHATEAUX



Ref: 9804CHG

## Beautiful house of character with swimming pool, in the countryside

Area Causses de Lalbenque

Habitable: 226 m<sup>2</sup>

**公** Usable:

C Land : 8 076 m<sup>2</sup> 470 000 €

House of character for sale Lot. In the countryside, without being isolated, at the exit of a small picturesque village of the Causses, beautiful stone house having benefited a few years ago from a rehabilitation by an architect, allowing the connection between the house and its old adjoining outbuilding. Beautiful living rooms on the ground floor, allowing a communication and an easy access with the outside.

#### **IN SUMMARY**

Rooms: 10 Bedrooms: 4 Bathrooms: 2 Swimming pool: yes Garage place: 2 Parking space: 2 Outbuildings: yes

Wood and Electric



🤙 Tank



Adsl Fiber

Advantages: A lot of charm | Charming

### **SERVICES**

1st Shops: 8 mn

All shops: 8 mn

Health: 25 mn

Kindergarten: 8 mn

Elementary: 8 mn

Middle School: 8 mn

High school: 25 mn



25 mn





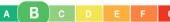
್ಕ್ 60 mn

## **ENERGY INFORMATION**

Consommation conventionnelle 264,00 kWhep/m².an

Estimation des émissions 8,00 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

The house

Main access by a beautiful shaded terrace in summer

Living room and kitchen 55 m<sup>2</sup>.

Wooden glazed entrance door with wooden shutter

Floor with stone slabs for the entrance,

Small technical room

Kitchen space fitted and equipped 24.22 m

Inglenook fireplace equipped with a pellet stove, old vegetable garden and stone sink

Access to the cellar by a wooden trapdoor in the ground.

Living room 30.16 m

One window, one French window to the terrace, main staircase to the floor

Dining room 22.99 m

Very luminous, opened by a large bay window on the garden

WC with window 1.60 m

Laundry room 2.20 m

Second living room 33.60 m

wood stove, wooden door to garden

Room 8.00 m

Bathroom: 4.62 m², shower, washbasin

Shower, washbasin, Wc, a window

Above in mezzanine

Bedroom 1: 25 m2, with

solid parquet floor

First floor :

large landing 18.35 m  $^{\rm 2}$ .

Used as a study, French window on balcony.

Bedroom 2: 9.52 m<sup>2</sup>. 2 windows on 2 sides

2 windows on 2 sides

Bedroom 3: 14.87 m<sup>2</sup>

Fireplace, 2 windows on opposite sides

Bathroom: 7.87 m², bathtub

Bathtub, washbasin, Wc one window



Above

Attic converted into workshop space 22 m², floor surface floor space 45 m², 2 skylights, one window Possibility to create in this space 2 additional bedrooms.

In outbuilding

Bread oven 20 m2 Storage room 15 m2

Old water tank
2 old water tanks

Covered swimming pool 12 X 5.5 m Heated by a heat pump,

Carport for 2 vehicles

Land with trees 8076 m².

Small garden of priest closed by boxwood

The land is partly enclosed by old stone walls

