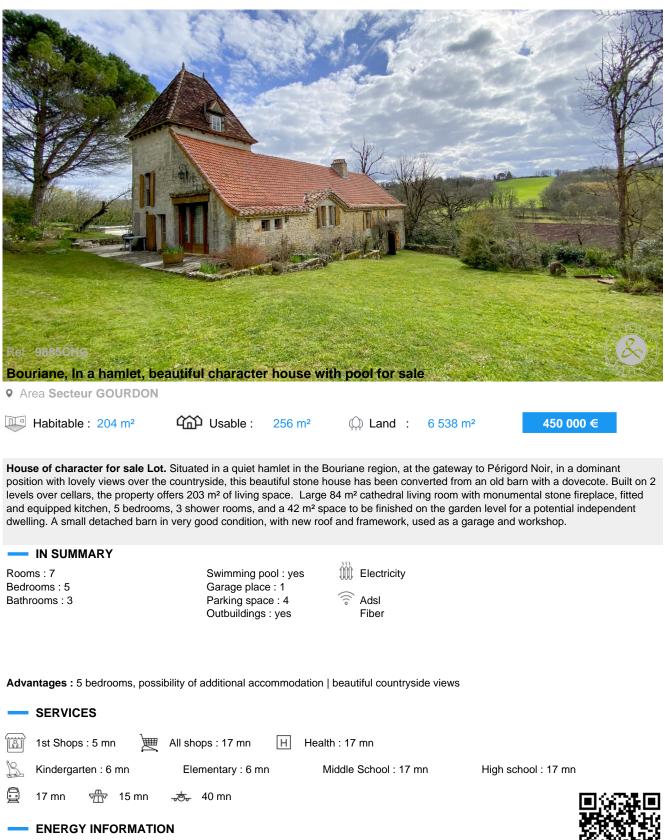
MAISONS CHATEAUX







Estimation des émissions 10,00 kg éqCO2/m².an A B c G



Maisons & Chateaux 12 pl. A. de Solminihac - 46000 CAHORS Tel +33 (0)5 65 35 63 32 contact@maisonsetchateaux.com

MAISONSELLER DE PRESTIGE & DE CARACTERE

DESCRIPTION

Set in 6538 m² of wooded grounds with lovely views over the surrounding countryside, the 10 x 4.5 m swimming pool is heated by a heat pump and enclosed by an electric curtain.

Main house 203 m² living space, 256 m² usable space

Garden level 19.75 m² kitchen area 3-panel glazed wooden door, 2 of which are fixed, Terracotta tile floor, fitted kitchen area, staircase leading to dovecote

Kitchen 12.22 m² Fully fitted and equipped, flagstone floor, exposed stone walls, wooden French window to north-east terrace, fenestron.

Cathedral living room 84.60 m² Spacious, handsome living-dining room with cathedral ceiling and exposed beams. Monumental stone fireplace with JOTUL wood-burning stove, terracotta tiled floor. This large room is lit to the southeast by a glazed wooden door opening onto a terrace, a fixed arched basket-handle bay, 2 windows, to the northwest, a mullioned window, a low window, 3 windows, Height 5.33 m under ridge

Circulation night space 05.43 m² distributes 2 bedrooms, a shower room and a bathroom

Bedroom 1: 15.58 m² carpeted floor, wooden window

Bedroom 2: 11.60 m² Carpeted floor, a wooden window, a wooden fenestron

Shower room 03.66 m²& recently redone, Italian shower, toilet, pedestal washbasin, towel rail, a window, tiled floors and walls

Bathroom 05.43 m² Recently refurbished, bath, vanity unit, wc, electric towel rail, tiled floor

Above, bedroom 3, master suite 14.75 m².

MAISONSELLER DE PRESTIGE & DE CARACTERE

Attic, exposed beams, two wooden windows, (20 m² floor space)

WC 01.32 m² with wooden window, parquet floor, Louis XV fireplace, cupboards

Shower room 02.55 m² Tiled floor, wooden window, shower, washbasin, VMC,

Entrance 01.87 m² Parquet floor, wooden window

In the dovecote, accessible via a stone staircase from the large living room

R + 1

Bedroom 4: 12.66 m² with 1 fenestron, a window, stairs to bedroom 5 above

R +2

Bedroom 5: 12.20 m² two windows on two sides,

R-1 Garden level,

Room to be finished, 42.20 sq.m. Concrete floor, 2-leaf wooden glass door to garden

2 cellars, 03.16 and 07.23 $m^2\,each$

Outbuilding

A barn on 2 levels new roof and frame.

MAISONSELLER DE PRESTIGE & DE CARACTERE

R+1 Room on concrete wall 23.00 m²

R - 1 Garage 23.00 m²

Wooded garden with beautiful views over the surrounding countryside 6538 m². 2 entrances gates

Swimming pool 10 X 4.5 m, 2009, heated by heat pump and covered by electric curtain, 2018, liner waterproofing, salt treatment.



