



Ref : 9894LRC

Quercy Blanc, stone property ideal for gîte, bed and breakfast

Area CASTELNAU MONTRATIER



Habitable : 208 m²



Usable : 242 m²



Land : 8 171 m²

495 000 €

Luxurious residence for sale Lot. Nestling in the heart of the Quercy Blanc countryside, this property comprises a main house, an outbuilding converted into two en suite bedrooms with private access and private terrace, a lean-to for al fresco dining on sunny evenings and a large swimming pool. The main house offers a practical layout with a bedroom on the garden level, benefiting from a private terrace, a fitted kitchen, a shower room with double washbasin and toilet, as well as a lounge and dining room. Upstairs is a study that could also be used as an additional bedroom. To the rear of the house is an independent space on the garden level comprising a bedroom, a fitted kitchen and a shower room with toilet. This space can be used as an independent gîte, offering flexibility of use. The property is set in extensive grounds of 8,171 m², offering peace and quiet to its occupants.

IN SUMMARY

Rooms : 8
Bedrooms : 5
Bathrooms : 4

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



Heat pump



Fiber

Advantages : Quercy Blanc | Gîte and bed and breakfast

SERVICES



1st Shops : 5 mn



All shops : 20 mn



Health : 20 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 20 mn



10 mn



70 mn

ENERGY INFORMATION

Consommation conventionnelle 147,00 kWhép/m².an

Estimation des émissions 13,00 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

The main house of 118 m² comprises :

Fitted kitchen: 16.50 m²

Living room: 34.50 m²

With fireplace and wood-burning stove

Dining room: 21 m²

With fireplace

Circulation of 2 m² leading to :

Wall-hung toilet: 1.50 m²

Shower room: 9 m²

Italian shower, double washbasin and heated towel rail

Bedroom 1: 15 m²

With terrace: 6 m².

First floor:

Landing leading to :

Study: 8 m²

Bedroom 2 : 9.50 m²

In a row and attic

34 m² basement gîte, accessible from the rear of the house via a separate entrance with terrace, comprises :

Fitted kitchen: 12 m²

Shower room with wc: 7 m²

Towel dryer

Bedroom : 15 m² with en-suite bathroom

Cellar: 25.50 m²

With air/water heat pump technical area and workshop/storage area

63 m² converted outbuilding comprising :

Bedroom 1 : 19.50 m²

With shower room: 5 m²

Italian shower and wc

Separate entrance and terrace

Bedroom 2 : 24 m²

With shower room: 6.50 m²

Italian shower and wc

Utility room : 8 m²

With hot water tank for the 2 bedrooms, sink

Outside :

Leanto: 26 m²

By the pool

Storage room: 2.50 m²

L-shaped swimming pool: 11 x 5 m

Salt treatment

Reinforced liner

The pool equipment room is located under the pool

Technical :

Heating system :

Air/water heat pump in the main house and gîte

Electric radiators in the 2 bedrooms in the outbuilding

Joinery :

Wood double glazing and wooden shutters in the main house

Wooden double glazing, no shutters for the converted outbuilding

Individual sanitation :

Septic tank compliant

Roofs :

Good condition

The house is equipped with an alarm.

The old 3000 L septic tank has been converted into a water collector.

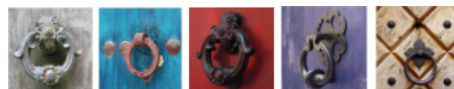
Are you interested ?



Marie

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