



Ref : 9899CHG

Near Cahors in a hamlet, character property with 4 dwellings ideal for gites

Area Secteur CAHORS LALBENQUE



Habitable : 336 m<sup>2</sup>



Usable : 500 m<sup>2</sup>



Land : 7 130 m<sup>2</sup>

799 000 €

**Property & Domain for sale Lot.** The property offers the potential for 4 separate dwellings (106 m<sup>2</sup>, 96 m<sup>2</sup>, 63 m<sup>2</sup> and 100 m<sup>2</sup>) and a large 80 m<sup>2</sup> outbuilding used as a workshop with potential for conversion, a beautiful swimming pool set amidst the buildings, all set in 7300 m<sup>2</sup> of wooded grounds with vegetable garden, rainwater collection via a 10,000 L cistern, complemented by 3 ponds (3000, 6000 and 7000 L).

### IN SUMMARY

Rooms : 15  
Bedrooms : 7  
Bathrooms : 5

Swimming pool : yes  
Garage place : 4  
Parking space : 8  
Outbuildings : yes



Wood and Fuel



Tank



Adsl  
Fiber

**Advantages :** Property with 2 gites 4 possible | Near Cahors,

### SERVICES



1st Shops : 12 mn



All shops : 12 mn



Health : 12 mn



Kindergarten : 7 mn

Elementary : 7 mn

Middle School : 7 mn

High school : 12 mn



13 mn



10 mn



60 mn



### ENERGY INFORMATION

Consommation conventionnelle 173,00 kWhép/m<sup>2</sup>.an

Estimation des émissions 15,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## — DESCRIPTION

The main house

Living room 33 m<sup>2</sup>

Lounge and dining area open onto kitchen and pool terrace

High ceilings, fireplace with insert, solid parquet flooring

Bedroom 1 with en-suite bathroom 12.47 m<sup>2</sup>, parquet flooring

Parquet flooring

Vanity unit, WC, bathtub, parquet and tiled floor

Fitted and equipped kitchen 18.36 m<sup>2</sup>

Dining area in veranda opening onto pool terrace

Tiled floor

Study 07.56 m<sup>2</sup>

tiled floor, glazed door to garden,

Circulation 07.82 m<sup>2</sup>

Room used as office, 12.40 m<sup>2</sup> linen room

Could become an additional bedroom

Separate shower room with WC, washbasin and shower

Summer kitchen 17.00 m<sup>2</sup>

in the old bread oven

Cellar 12.83 m<sup>2</sup>

Guest area 100 m<sup>2</sup>

Large living room 52 m<sup>2</sup>

large bay window overlooking pool terrace

travertine floor, wood-burning stove

Guest room 26 m<sup>2</sup>

Large metal windows opening onto poolside terrace and garden.

Additional kitchen 4.70 m<sup>2</sup>

Bathroom with WC 4.55 m<sup>2</sup>

Room with glass roof 13.20 m<sup>2</sup>

Equipped with BBQ, plancha

First floor: attic, small bedroom

La maison Quercynoise :

Self-contained accommodation or Gite for 8 people

Living/dining room 48 m<sup>2</sup>

Illuminated by 3 windows on 3 sides, solid parquet flooring

Inglenook fireplace with wood-burning stove,

Old cupboard

Fitted and equipped kitchen 7.60 m<sup>2</sup>

Large sliding window

Bedroom 2: 9.20 m<sup>2</sup>

Parquet flooring

Shower room with WC 5.44 m

Parquet floor, a window,

washbasin, shower,

First floor

Corridor 14 m

Bedroom 3: 18 m<sup>2</sup>

Attic, lit by a velux window and a fenestron

Bedroom 4: 12.70 m<sup>2</sup>

Attic, one window

Bedroom 5 : 12 m<sup>2</sup>

Attic, one window

Shower room: 5.45 m<sup>2</sup>

WC, vanity unit and shower

Garden level :

Self-contained accomodation or 4-person gite

9.90 m<sup>2</sup> covered terrace

23 m<sup>2</sup> living/dining room

Wood-burning stove, travertine floor

Fitted and equipped kitchen 5.00 m<sup>2</sup>

Open onto living room

Corridor 7.20 m<sup>2</sup>

Utility room: 3.50 m<sup>2</sup>

Hot water tank, travertine floor

WC with washbasin 1.20 m<sup>2</sup>

Shower room: 3.40 m<sup>2</sup>

Travertine floor, vanity unit, Italian shower, heated towel rail

Bedroom 6: 10.50 m<sup>2</sup>

Stone slab floor, French window onto private terrace

Bedroom 7: 9.20 m<sup>2</sup>

Stone slab floor

Detached wooden building, red cedar, used as workshop 87.00 m<sup>2</sup>.

Concrete floor, 4 windows, insulation, water supply and drainage.

Are you interested ?



Marie

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