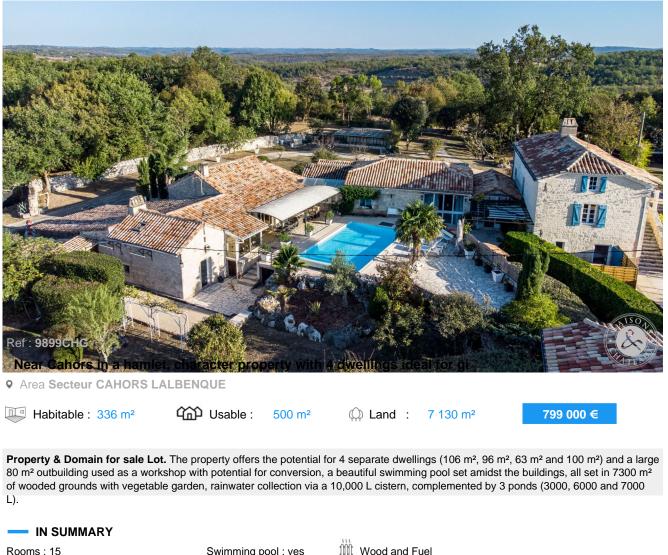
MAISONNS CHATERAUX



Rooms : 15 Bedrooms : 7 Bathrooms : 5	Swimming pool : yes Garage place : 4 Parking space : 8 Outbuildings : yes	Wood and Fuel Tank Control Adsl Fiber		
Advantages : Property with 2 gites 4 po	ssible Near Cahors,			
- SERVICES				
📓 1st Shops : 12 mn 🛛 🗮 All sho	ops : 12 mn H Heal	th : 12 mn		
Kindergarten : 7 mn Elen	nentary: 7 mn M	iddle School : 7 mn	High school : 12 mn	
🖳 13 mn 🕀 10 mn 🕁 (60 mn			□7#
- ENERGY INFORMATION			i	<u>8</u> ,
Consommation conventionnelle 173,00 kWhep/	m ² .an Estimation des	s émissions 15,00 kg éqCO2/m².a	n	
A B C D E F G	A B	C D E F 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

The main house

Living room 33 m² 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 m², parquet flooring Parquet flooring Vanity unit, WC, bathtub, parquet and tiled floor

Fitted and equipped kitchen 18.36 m² Dining area in veranda opening onto pool terrace Tiled floor

Study 07.56 m² tiled floor, glazed door to garden,

Circulation 07.82 m²

Room used as office, 12.40 m² linen room Could become an additional bedroom Separate shower room with WC, washbasin and shower

Summer kitchen 17.00 m² in the old bread oven

Cellar 12.83 m²

Guest area 100 m²

Large living room 52 m² large bay window overlooking pool terrace travertine floor, wood-burning stove

Guest room 26 m² Large metal windows opening onto poolside terrace and garden.

MAISONSELLER DE PRESTIGE & DE CARACTERE

Additional kitchen 4.70 m²

Bathroom with WC 4.55 m²

Room with glass roof 13.20 m² Equipped with BBQ, plancha

First floor: attic, small bedroom

La maison Quercynoise : Self-contained accommodation or Gite for 8 people

Living/dining room 48 m² Illuminated by 3 windows on 3 sides, solid parquet flooring Inglenook fireplace with wood-burning stove, Old cupboard

Fitted and equipped kitchen 7.60 m² Large sliding window

Bedroom 2: 9.20 m² Parquet flooring

Shower room with WC 5.44 m Parquet floor, a window, washbasin, shower,

First floor

Corridor 14 m

Bedroom 3: 18 m² Attic, lit by a velux window and a fenestron

Bedroom 4: 12.70 m² Attic, one window

MAISONS CHATEAUX

Bedroom 5 : 12 m² Attic, one window

Shower room: 5.45 m² WC, vanity unit and shower

Garden level :

Self-contained accomodation or 4-person gite

9.90 m² covered terrace

23 m² living/dining room Wood-burning stove, travertine floor

Fitted and equipped kitchen 5.00 m² Open onto living room

Corridor 7.20 m²

Utility room: 3.50 m² Hot water tank, travertine floor

WC with washbasin 1.20 m²

Shower room: 3.40 m² Travertine floor, vanity unit, Italian shower, heated towel rail

Bedroom 6: 10.50 m² Stone slab floor, French window onto private terrace

Bedroom 7: 9.20 m² Stone slab floor

Detached wooden building, red cedar, used as workshop 87.00 m². Concrete floor, 4 windows, insulation, water supply and drainage.

