







## REAL ESTATE PRESTIGE & CHARACTER



Ref : 9515TPL

Ø Price : 350 000 €

Location : Midi-Pyrénées / Lot











In a quiet environment, this house / villa of 266  $m^2$ , with a land size of 266  $m^2$  has 5 rooms including 5 guest rooms. Very bright and open views over the countryside, land of 3250  $m^2$  with heated swimming pool.







Maisons & Chateaux - 12 Place Alain de Solminihac - 46000 CAHORS - Tel +33 (0)5 65 35 63 32



















## Ref: 9515TPL

Living space : 266 m<sup>2</sup>
Total potential : 367 m<sup>2</sup>
Land surface : 3 250 m<sup>2</sup>
Dependences : no

Pool : **yes** Advantages :

All amenities by foot

7 bedrooms

Price : 350 000 €

## Fees to be paid by the vendor

## **Full description**

n a quiet environment, this house / villa of 266 m², with a land size of 266 m² has 5 rooms including 5 guest rooms. Very bright and open views over the countryside, land of 3250 m² with heated swimming pool.

The private part consists of a large living room, kitchen, two bedrooms and bathroom with shower and bathtub.

The south-facing terrace offers a beautiful view of the surrounding countryside.

A large garage and several cellars complete this property.

Ground floor, fully tiled,

Living room, dining room: 47 m<sup>2</sup>

Boiling wood stove, triple south, east and west exposure

Kitchen 12 m<sup>2</sup>

Facing south, access through French windows to a terrace overlooking the grounds.

Breakfast room: 20.50 m<sup>2</sup>.

facing South, access by French window to terrace

2 Bedrooms: 14 m<sup>2</sup> and 27 m<sup>2</sup>.

Exposure North, the largest has a dressing room and a French window to the outside.

Bathroom with shower, bath and toilet: 8 m2.

Separate toilet with window: 2 m².

First floor: 14 m² hall leading to 5 guest bedrooms en suite with dressing room, parquet floor with tiled floor in the shower rooms,

5 bedrooms of 12 m<sup>2</sup>, 14.50 m<sup>2</sup>, 14.70 m<sup>2</sup>, 15.15 m<sup>2</sup> and 15.20 m<sup>2</sup>.

On the garden level,

A living room with open kitchen for guests: 26.40 m<sup>2</sup>.

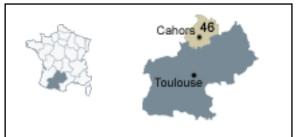
facing South Wc: 2 m².







Location



Region : Midi-Pyrénées

Department: Lot

Laundry room: 9 m<sup>2</sup>

Technical workshops, cellars: 50 m<sup>2</sup>.

Garage for two cars: 34 m<sup>2</sup>.

SWIMMING POOL 5X10 heated by heat pump, chlorine, depth 1.20m to 1.80m.

Gas central heating and boiler stove (2 years) in addition for the domestic water: buffer tank and electric tank.

Septic tank.

Property to discover, possibility of professional turnover or large family house, with shops and school on foot, in a lively village of the Lot.

