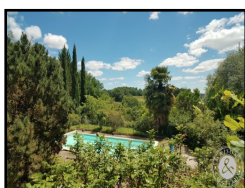




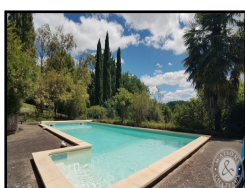
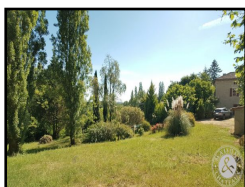
REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9808LRC**

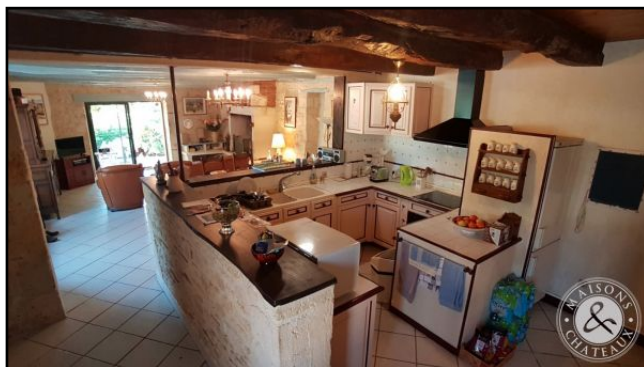
Price : **312 000 €**

Location : **Midi-Pyrénées / Lot**



In a picturesque hamlet, in the peace and quiet, on the Cahors wine route, house of character of 155 m² with swimming pool, landscaped grounds of 5350 m², 10 minutes from amenities.





Ref : 9808LRC	Location
Living space : 155 m² Total potential : 175 m² Land surface : 5 350 m² Dependences : no Pool : yes Advantages : In a hamlet In the quiet	 Region : Midi-Pyrénées Department : Lot
Price : 312 000 €	

Fees to be paid by the vendor

Full description

Situated in a picturesque hamlet, in a quiet area, this 155 m² house with character is composed of 3 bedrooms, one of which is en suite, a kitchen opening onto the living room and an attached garage. A pleasant landscaped plot of 5350 m² with swimming pool. This property is located 10 minutes from shops and services.

House :

Garden level :

Kitchen open to the living room: 20 m²

Living room with fireplace: 40 m²

WC with washbasin: 2m².

Access to the garage of 23 m² with boiler room through the kitchen

Superb stone staircase leading to the first floor

1st floor :

Landing: 22 m²

Fitted out as an office, chestnut parquet floor

Bedroom 1: 21,50m²

With shower room, Italian shower: 10,50 m²

And separate toilet: 2 m²

2nd floor :

Landing: 4 m².

Shower room with wc: 2,50 m

Bedroom 2: 13 m²

Bedroom 3: 25 m²



Technique:

Heating system : Oil-fired boiler, underfloor heating on the ground floor, radiator on the upper floors

Individual sanitation

Woodwork : ALU double glazing on the ground floor, wood single glazing on the first floor.

Swimming pool: 10 x 5 m, chlorine treatment.

Several wooden sheds on the land.

Minor finishing work to be done on the top floor.

This charming stone property situated in a pretty hamlet, close to all amenities, offers a peaceful and pleasant living environment

