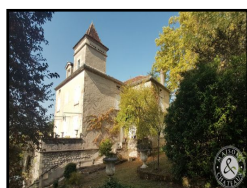
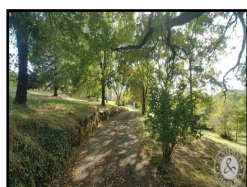




REAL ESTATE
PRESTIGE & CHARACTER



-  Ref : **9872LRC**
-  Price : **420 000 €**
-  Location : **Midi-Pyrénées / Lot**



Property situated in a village 20 minutes from Cahors. Beautiful living space, lounge 42 m² with herringbone parquet flooring, dining room 17 m² and kitchen 21 m². First floor: 5 bedrooms and study. Basement, garage and cellars. On over 1 ha of land.





Ref : 9872LRC	Location
Living space : 241 m² Total potential : 378 m² Land surface : 1,3 Ha Dependences : yes Pool : no Advantages : Village Dominant position	 Region : Midi-Pyrénées Department : Lot
Price : 420 000 €	

Fees to be paid by the vendor

Full description

Property located in a peaceful village 20 minutes from Cahors. Accessible by its own private road, it offers a beautiful living space with a 42 m² lounge with herringbone parquet flooring, a 17 m² dining room and a 21 m² independent kitchen. First floor: 5 bedrooms and study. Basement, garage and cellars. Set in grounds of over 1 ha.

The 241 m² house comprises

Garden level :

Entrance hall: 5 m²

Living room: 42 m²

With herringbone parquet flooring, fireplace and access to 32 m² terrace

Circulation of 10 m² leading to :

Kitchen: 21 m²

Wc : 2 m²

With washbasin

Bathroom: 7 m²

Second floor:

17 m² hallway leading to :

Bedroom 1: 23 m²

Bedroom 2: 10.50 m²



Bedroom 3: 14.30 m²

With water point

Bedroom 4 : 20 m²

With shower area

Bedroom 5 : 15 m²

Shower room: 6 m²

study : 8.50 m²

Toilet: 1.50 m²

With washbasin

Also access to the tower floor with a 5 m² room

Second floor:

Landing leading to two attic spaces for a total floor area of 105 m²

Basement with electric door:

Garage: 34 m²

Utility room: 8 m²

With water heater and heat pump

Wine cellar: 5 m²

Cellar: 49 m²

In total, 3 terraces of 13 m², 32 m² and 61 m². The latter needs to be reviewed.

Technical features :

Heat pump heating system

Wooden double-glazed windows replaced in 2010 and wooden shutters

Roof in good condition: 2014

Sanitation: main drainage

Well on property

This beautiful property is close to all amenities, in a quiet village just 20 minutes from Cahors. You'll be delighted by its large living spaces, high ceilings and dominant position.



