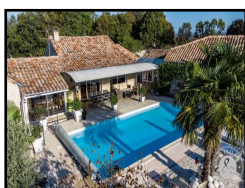




REAL ESTATE  
PRESTIGE & CHARACTER



Ref : **9899CHG**

Price : **799 000 €**

Location : **Midi-Pyrénées / Lot**



Near Cahors, in a dominant position in the causses of Lalbenque character property organized around a private hamlet offering 4 dwellings including 2 gites and an 80 m<sup>2</sup> outbuilding potentially suitable for conversion, swimming pool, large 7000 m<sup>2</sup> grounds







| Ref : 9899CHG                                                                                                                                                                                                                                                                              | Location                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Living space : <b>336 m<sup>2</sup></b><br/> Total potential : <b>500 m<sup>2</sup></b><br/> Land surface : <b>7 130 m<sup>2</sup></b><br/> Dependences : <b>yes</b><br/> Pool : <b>yes</b><br/> Advantages :<br/> <b>Property with 2 gites 4 possible</b><br/> <b>Near Cahors,</b></p> |  <p>Region : <b>Midi-Pyrénées</b><br/> Department : <b>Lot</b></p> |
| Price : <b>799 000 €</b>                                                                                                                                                                                                                                                                   |                                                                                                                                                      |

Fees to be paid by the vendor

### Full description

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).

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



