REAL ESTATE
PRESTIGE & CHARACTER







- Ref : **9550TPL**
- Price : **800 000 €**
- Location : **Midi-Pyrénées / Lot**



Completely renovated 12th century presbytary with 420 m² living space, 7 bedrooms, park, heated swimming pool, panoramic views, school and amenities at walking distance. Very charming and extraordinary....

Maisons & Chateaux - 12 Place Alain de Solminihac - 46000 CAHORS - Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com - www.maisons-et-chateaux.com - www.maisonsdusud.com - www.maisons-du-lot.com













## Ref : **9550TPL**

Living space : **420 m²**
Total potential : **40 m²**
Land surface : **3 060 m²**
Dependences : **yes**
Pool : **yes**
Advantages :
**Beautiful restored 12th century property**
**Very charming**

Price : **800 000 €**

**Fees to be paid by the vendor**

## Location




Region : **Midi-Pyrénées**
Department : **Lot**

## Full description

Completely renovated 12th century presbytary with 420 m² living space, 7 bedrooms, park, heated swimming pool, panoramic views, school and amenities at walking distance. Very charming and extraordinary....

Main entrance : 5,20 m² window door , 12th century stone floor

Dining room : 30 m², high ceilings, window doors leading to terrace and garden, tiled floors

Kitchen : 15,80 m² equipped, window doors leading to terrace and garden

Utility room / laundry : 5,30 m²

Living room : 31 m² , open fire place, tiled floors

Study : 8.20 m² , tiled floors

Landing leading to bedrooms 12,20 m²

Bedroom 1 : 13 m²
Shower room : 4 m² shower, wash basin
Toilet

Bedroom 2 : 12,80 m²

Bedroom 3 : 24 m² bathroom en suite 7,7 m², bathtub, shower, double wash basin

First floor level :

Landing : 15 m²

Bedroom 4 : 23 m² , new carpet floors

Bathroom en suite with bathtub, wash basin, toilet

Bedroom 5 : 23,5 m² wooden floors, beans,
Bath room en suite with bathtub, wash basin, toilet

Bedroom 6 : 25,70 m², new carpet floors, beans,
Shower room en suite with shower, wash basin, toilet

Free hanging landing over dining room leading to tailors room/study 26,50 m²

In front and at the same level a bedroom or ironing room 29 m²

Garden level access by stone stairs

Vaulted reception room with bar 70,50 m²

Wine cellar 10,50 m²

Toilet with hand wash

Bedroom 7 : 39 m², stone tiled floors, large window doors leading to terrace

Shower room en suite with shower, wash basin, toilet

Utility room : 14 m²
Cellar : 4,20 m²

Central Oil heating system Viessmann for the two garden levels
Electric radiators for the first floor level
Wood stove in the dining room
Main drainage system
Double glazing
Heated swimming pool 7x13m, saltwater, terraces around with stone tiles
Equipped summer kitchen 18 m²

Car port for 3 cars
Parking
Enclosed parkland 3060 m² with entrance gate, middle age garden, stone walls
Exterior lighting system
Cistern

Very charming family property or Bed and Breakfast business, completely renovated with modern confort.

| Consommations énergétiques (en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement | Émissions de gaz à effet de serre (GES) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement |
|---|---|
| Consommation conventionnelle : **170,00** kWhep/m².an | Estimation des émissions : **27,00** kg éqCO2/m².an |




