



REAL ESTATE
PRESTIGE & CHARACTER




-  Ref : **9604NDC**
-  Price : **405 000 €**
-  Location : **Midi-Pyrénées / Lot**



In the Natural Park. Large rural property. Plot 2Ha23a. Typical character house 210m². 4 bedrooms, 2 kitchens. Vaulted cellar 54m². Gîte 76m². Barn 105+95m² on the ground, another big outbuildings . Well. Possibility of acquiring additional land





Ref : 9604NDC	Location
<p>Living space : 286 m² Total potential : 960 m² Land surface : 2,2 Ha Dependences : yes Pool : no Advantages : Large house and numerous large outbuildings Close to Cahors and to a village with all services.</p>	 <p>Region : Midi-Pyrénées Department : Lot</p>
Price : 405 000 €	

Fees to be paid by the vendor

Full description
<p>In the Regional Natural Park of the Causses du Quercy. 20 minutes from Cahors.</p> <p>Typical character property with numerous stone buildings forming a courtyard enclosed by low stone walls.</p> <p>Land 2Ha23a. Very old quercynoise house 210m² of living space including a second communicating and independent dwelling, beautiful living room with remarkable fireplace. Magnificent vaulted cellar 54m² high ceilings.</p> <p>Beautiful barn 105+95m² on ground level, possible 2nd level. Gîte 76m². Dovecote.</p> <p>Stone building 112m² and other large farm buildings.</p> <p>Well. Autonomy in water. Nice views.</p> <p>Near village with all services.</p> <p>Possibility to acquire additional agricultural land.</p> <p>Main house.</p> <p>Entrance by the stairs and a glazed terrace. Nice views.</p> <p>Living room: 50m², monumental stone fireplace with insert, stone sink, beautiful antique flooring, balcony, views.</p> <p>Kitchen open to living room: 25m², fitted old cupboard with original wooden doors.</p> <p>Bedroom 1 or office: 16m².</p> <p>Full bathroom, hallway and storage space precede this bedroom.</p> <p>Bedroom 2: 25m².</p> <p>Complete shower room and corridor before it.</p> <p>Bedroom 3: 27m².</p> <p>It precedes a hall and a storage room.</p> <p>Possibility to create 3 beautiful and spacious suites, each with its own dressing room and shower room.</p> <p>Closed staircase leading to the independent flat and cellars on the ground floor.</p> <p>Ground floor level.</p> <p>Independent flat to be renovated.</p>



Living room: 19m², fireplace, large glass door, exit to the courtyard.

Semi-open kitchen: 15m² approximately.

Shower room.

Bedroom 19m².

Beautiful vaulted cellar: 54m², exit to the outside.

Boiler room, storage room: 39m², large opening onto the courtyard.

Covered terrace : 54m², closes the courtyard between the house and the dovecote.

Dovecote tower: 12m² on the ground, 3 levels, the second of which is accessible by the outside staircase.

Stone outbuilding: 112m² + the ground floor of the dovecote, large windows and doors, access to the land.

Barn.

Enclosed part: 105, communicates with the gîte and farm shed, possibility to create the first floor.

Open part: 95m², communicates with the closed part.

Self-catering accommodation : 76m² .

Living room : 52m², exposed stone walls.

2 bedrooms: 9 and 12m².

Shower room.

Separate toilet.

Garage stone workshop: 48m² + attic.

Agricultural shed alongside the barn. Greenhouse.

Chicken house and other small communal areas.

Well supplying the house with water.

Pond for the recovery of water from the roofs.

2 accesses to the property with two large metal gates.

Courtyard enclosed by buildings, gates and stone walls.

Possibility of acquiring approximately 9Ha of farmland currently leased.

Views of the surrounding countryside.

This property is situated in a small hamlet of 4 houses.

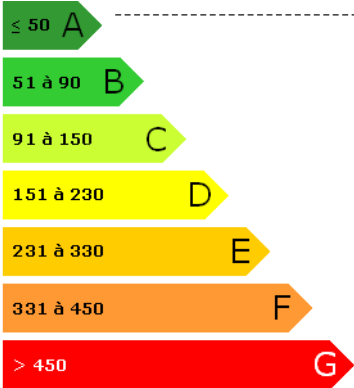
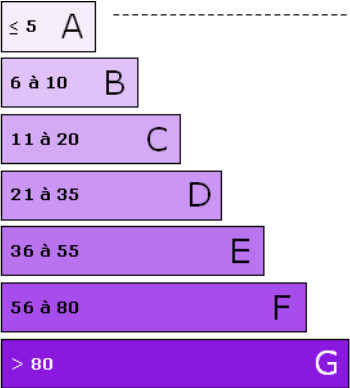


The Installation of the fibre optic line runs along the property.

Village with all services is less than 10 minutes away.

Access to the A20 motorway is 15 minutes away.



**Absence de factures de consommations relevées d'énergies,
le Diagnostic de performance énergétique ne peut pas être classé dans son
étiquette logement économe ainsi que dans son étiquette d'émission de GES.**

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 : Pas de données		Estimation des émissions : Pas de données	
Logement économe  Logement énergivore		Faible émission de GES  Forte émission de GES	
Logement  kWhEP/m².an		Logement  kg éqCO2/m².an	

