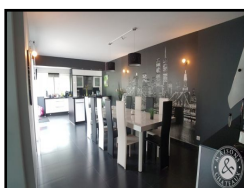
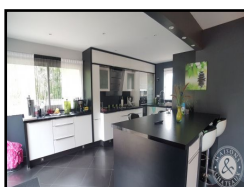




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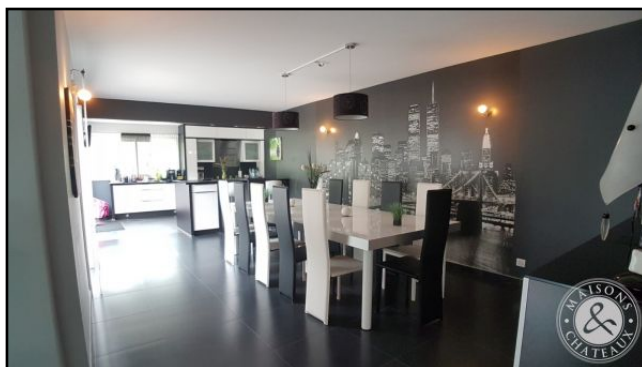
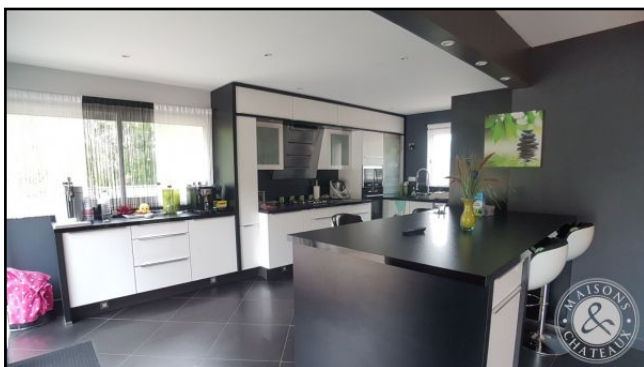


- Ref : **9669LRC**
- Price : **595 000 €**
- Location : **Midi-Pyrénées / Lot**



Beautiful contemporary house, luminous and comfortable of 272 m² living area, composed of beautiful volumes, kitchen and dining room of 43 m², living room of 42m², 5 bedrooms including a beautiful master suite. Land of 2900 m² with swimming pool





Ref : 9669LRC	Location
Living space : 272 m² Total potential : 394 m² Land surface : 2 978 m² Dependences : yes Pool : yes Advantages : Quiet location Close to shops and schools	 Region : Midi-Pyrénées Department : Lot
Price : 595 000 €	

Fees to be paid by the vendor

Full description

Beautiful bright and comfortable villa offering 272 m² of living space, composed of large living spaces, a games room, 5 bedrooms including 2 with shower room and a beautiful master suite on 3 levels with dressing and bathroom. An office in dependence and a swimming pool complete this property on 2900 m² of land. In a residential area near Cahors.

Garden level :

Entrance : 9,57 m

With main staircase

Entrance hall : 2,40 m

With hand wash basin

Wc 1 : 1,85 m²

Dining room : 24,5 m²

American kitchen : 18,95 m²

Cellar : 11,5 m²

Living room : 42,15 m²

Very bright

Playroom : 36,3 m²

With sliding doors



1st floor :

Bedroom 1 : 15,65 m²

With shower room of 2,75 m².

Bedroom 2 : 14,55 m²

With shower room of 3,06 m².

Bedroom 3 : 10,5 m²

Bedroom 4 : 10,95 m²

Bathroom : 4,85 m²

With double washbasin

Landing and circulation : 23,2 m²

Wc 2 : 2,21 m²

Master suite on 3 levels in the tower :

Garden level : dressing room of 10,55 m².

1st floor: bathroom: 12 m² accessible by a staircase in the dressing.

With corner bathtub and Italian shower

2nd floor : parental bedroom of 14,75 m².

Accessible by a staircase in the bathroom.

Technique :

Heating: heat pump, floor heating / cooling.

Sanitation: all-to-the-sewer

Woodwork: PVC and aluminum, shutters.

Centralized vacuum system.

Outside :

Office in dependence : 19,55 m².

With wc of 5,40 m².

Carport : 49,10 m².

Swimming pool : 10 x 5,5 m



With roller shutter

Treatment : salt chlorinator.

Pool house / yard : 41,70 m².

Property all comfort to discover at the doors of Cahors.

