REAL ESTATE
PRESTIGE & CHARACTER







- Ref : **9698CHG**
- Price : **580 000 €**
- Location : **Midi-Pyrénées / Lot**



In village with services, close to CAHORS, beautiful 18th century house of 295 m² with beautiful vaulted rooms on ground floor, 5 bedrooms, in outbuildings old stables with ogive crossings, barn, swimming pool, on 15260 m² of which a part is building.

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Ref : **9698CHG**

Living space : **295 m²**
Total potential : **707 m²**
Land surface : **1,5 Ha**
Dependences : **yes**
Pool : **yes**
Advantages :
In a village with shops and ameneties
Very nice features

Price : **580 000 €**

Fees to be paid by the vendor

Location



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

Full description

This property located near Cahors, in a village with shops on foot combines charm and authenticity. The numerous architectural elements of quality give it a certain nobility.

All the rooms on the ground floor are vaulted, beautiful brick round ceilings, a beautiful entrance hall with a stone floor, a large stone staircase, several fireplaces give this bourgeois residence a particular appeal. A beautiful residence which offers generous volumes and a classic distribution around beautiful reception rooms, 5 bedrooms 3 shower rooms.

The outbuildings, including in particular the former stables, are of interest because of the three bays opening onto the courtyard with their brick ogive ceilings, a beautiful 70 m² room, ideal for creating a winter garden, an orangery, a music room or an artist's studio. Above, a 69 m² attic room.
A former dovecote with cellar on the ground floor, a room with fireplace above accessible from a stone staircase. A lot of charm

THE HOUSE :

Entrance hall 21,67 m².
Stone floor slabs, stairwell

Living room 1: 28.00 m².
Cross ribbed ceiling, 1 window, terracotta tiled floor, inglenook fireplace with wood burner, stone sink, walnut door to entrance

Living room 2 : 22,43 m²
vaulted ceiling, 2 French windows on garden, terra cotta floor, wooden fireplace

Bedroom 1: 20.21 m².
vaulted brick ceiling, terra cotta floor, wooden fireplace with overmantel, 2 French windows towards garden

Kitchen : 24.01 m²
vaulted ceiling, tiled floor, 2 windows, a French-window to terrace on garden side

scullery, 9.73m²
arched ceiling, tiled floor, small window, hot water tank
Corridor 4.77 m².

guest toilet, 3.91 m²
stone sink, stone floor

Bathroom : 20,01
Vaulted ceiling, large fireplace with bread oven;
bath 2 sinks, a barred window

WC, 2.46 m²
self-contained, bidet

Laundry room 9.75 m².
arched ceiling, tiled floor, one sink, one high window

ON THE FIRST FLOOR

Landing 8.96 m².
circulation with gallery on entrance

Entrance bedroom 2 : 1,74 m².
terracotta floor

Bedroom 2: 20.31 m².
parquet flooring large boards, a window, cupboard

Bedroom 3: 26.08 m².
walnut parquet flooring with ladders, wooden fireplace, cupboard, 2 windows overlooking the garden

Bedroom 4 en suite: 29.60 m².
parquet flooring, fireplace, cupboard, 2 windows on garden

Bathroom bedroom 4: 13.45 m².
bath, 2 washbasins, old fireplace, 2 windows on 2 sides, tiled floor

Traffic: 4.37 m².

Shower room : 7,15 m².
tiled floor, washbasin unit, shower, a window

WC : 5,14 m²

Office 11,60 m²
terracotta floor

Attic : 55 m²
Vaulted cellar : 29.75 m².
Boiler room : 15 m².
Fuel boiler, tank 3000 L

Dependencies

Old stables - pigeon house

Large open room, 70 sqm
3 bays, brick ogive ceiling,
Ideal to create winter garden, orangery, artist's studio.

On the first floor,
a room under attic 69 m².
accessible by stone stairs,

Attic 36 m²
Above the boiler room, redone frame,

In the dovecote
Cellar 26.78 m².
R+1
Room 23 m²
vaulted with fireplace, cupboard

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**



