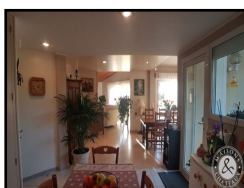




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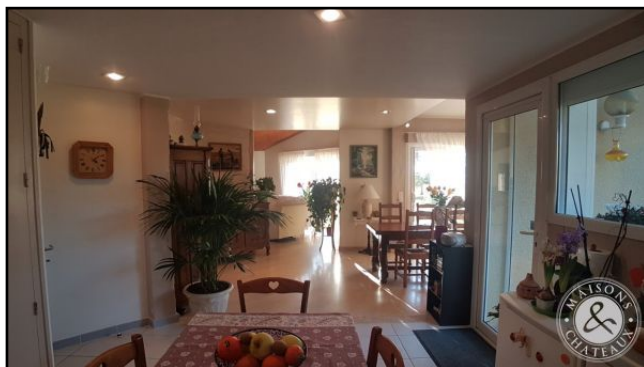


- Ref : **9767LRC**
- Price : **405 000 €**
- Location : **Midi-Pyrénées / Lot**



Near Cahors, architect-designed house of 220 m² with guest house of 66 m² on 5400 m² of land with fruit trees. Ideal for a family house, 5 bedrooms and a guest house or gîte activity.





Ref : 9767LRC	Location
Living space : 289 m² Total potential : 289 m² Land surface : 5 453 m² Dependences : yes Pool : no Advantages : quietly guest house	 Region : Midi-Pyrénées Department : Lot
Price : 405 000 €	

Fees to be paid by the vendor

Full description

Near Cahors, in a quiet area, bright contemporary house of 220 m² with a guest house of 66 m² on a 5400 m² flat plot of land with trees. The main house has 5 bedrooms, one with a shower room and one with a bathroom and balcony, a fitted kitchen opening onto the dining room and a double lounge. The guest house of 60 m² is composed of a kitchen open to the living room, a bedroom, a shower room and a toilet.

Main house :

On the garden level, an entrance hall of 15.78 m² serves:

A kitchen: 14.45 m².

Open on the dining room: 18,83 m².

A double lounge: 38.34 m²

A bedroom en suite: 12 m²

With shower room: 1,80 m².

Wc 1: 2,62m².

On the first floor, a circulation serves :

Wc 2 : 1,48 m²

A bathroom: 6,08 m²

With towel dryer and double washbasin

Bedroom 2: 11,45 m²



With built-in cupboards

Bedroom 3 : 12,30 m²

Bedroom 4 en suite: 34.16 m²

Balcony

With bathroom: 11,40 m²

Double washbasin

In the basement, a circulation of 12,06 m² serving :

A laundry room : 10,19 m²

Bedroom 5 : 11,60 m²

The single-storey guest house, of about 66 m², offers :

An entrance hall: 4.27 m²

Kitchen with sitting area: 31.79 m²

Bedroom: 22,77 m²

Shower room: 2,90 m² with towel dryer

With towel dryer.

Circulation: 3,68 m²

Toilet: 2,09 m²

Cellar: 20 m²

Technical:

Water softener in the laundry room,

Heating system by heat pump and reversible air conditioning and radiator,

Sewerage on the main sewer.

This charming contemporary house to discover, ideal for a family house with guest house or a gîte activity, is set on its 5400 m² park planted with fruit trees, olive trees, fig trees, cherry trees and medlar trees.



