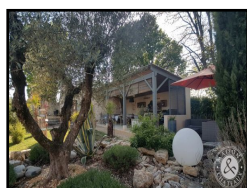
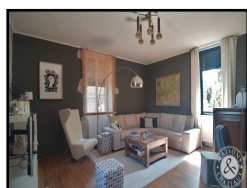
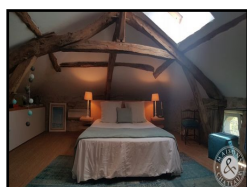
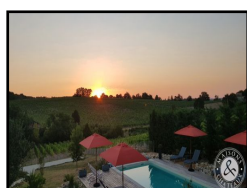




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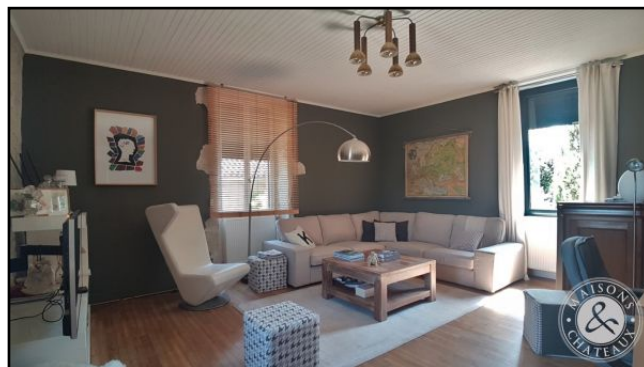
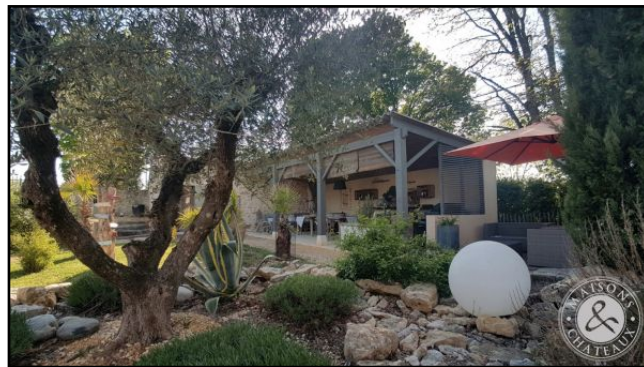



- Ref : **9864LRC**
- Price : **617 000 €**
- Location : **Midi-Pyrénées / Lot**



45 minutes from Cahors, in a quiet area, a stone property restored in 2020 and designed for a high quality bed and breakfast activity. Composed of 4 rooms for the reception, a swimming pool, a space relaxation sauna and a well





Ref : 9864LRC	Location
Living space : 235 m² Total potential : 315 m² Land surface : 2 483 m² Dependences : yes Pool : yes Advantages : Bed and Breakfast In the quiet	 Region : Midi-Pyrénées Department : Lot
Price : 617 000 €	

Fees to be paid by the vendor

Full description

At 45 minutes from Cahors, stone property consisting of a house on three levels, a barn with three en suite bedrooms, a bread oven transformed into a wellness area with sauna, a lean-to, a carport, a pool and a well. Ideal for a bed and breakfast activity, this property has 2 private rooms and 4 en suite rooms in activity, one of which is located on the garden level of the house, with its own outside access, terrace, shower room and dressing room. A breakfast room for guests is also located on the garden level. As for the 3 other bedrooms, they are located in the barn specially fitted out for the activity, each with its own private terrace and shower room. One of the rooms also has a fully equipped kitchen.

A lean-to can be used as a table d'hôtes on sunny evenings.

The reception of the guests has been perfectly thought out in order to offer them a peaceful and restful setting and a complete top-of-the-range service. A parking lot is also reserved for them.

The house :

Private part:

Entrance : 3.50 m²

With cupboards, accessible by a stone staircase

Dining room : 29 m²

With Termatech wood stove and reversible air conditioning installed in 2023

Open kitchen: 11 m²

Fitted and equipped, Klarstein hood, Smeg gas stove, Sauter oven, built-in dishwasher and Liebherr wine cellar. With an outside access on the private terrace of 20 m²

Wc with hand washbasin : 2.50 m²



Circulation of 3 m² serving :

Living room: 24 m²

On the first floor :

Landing: 2 m²

Night space / Bedroom 1: 7.50 m² and 29 m² on the ground

With reversible air conditioning Airwell installed in 2020

Night space / Bedroom 2: 7.50 m² and 20 m² floor space

With cupboards of arrangement, big depth

Shower room: 2 m²

With toilet and VMC

On the garden level:

Circulation of 4.50 m² serving :

Local laundry / technical: 9 m²

PAC air / water, buffer tank, hot water tank 200L

Part guest room :

Guest room 1 in suite : 18 m²

With shower room and toilet : 4.80 m²

Italian shower, towel dryer and VMC

Dressing room: 4 m²

This room has its own outside access and private terrace.

The barn :

Guest room 2 : 22.50 m²

With Italian shower space, towel dryer, independent toilet, VMC

This room has its own outside access and private terrace facing the pool.

Guest room 3 : 21 m²

Reversible air conditioning installed in 2023

With shower room : 4.70 m

Italian shower, toilet and towel dryer, VMC



This room has its own outside access and private terrace.

Guest room 4 : 21 m²

Reversible air conditioning installed in 2020

With Italian shower space : 6.50 m²

Wc, towel dryer, double washbasin, VMC

Kitchen : 6 m²

Fitted out and equipped

This room has its own outside access and private terrace.

Outside :

Dependence bread oven: 14.50 m²

Transformed into a relaxation area with sauna

Lean-to: 33 m²

Ideal for the activity table of hosts

The barn also has several storage rooms of about 20 m², 4.50 m², 3.50 m² and a room of 5 m² with hot water tank 300L and washing machine.

Swimming pool : 9 x 4 m

Chlorine treatment, the pool room is located under the pool. Liner type.

Installed in 2015.

A well in water.

Technique:

Heating method: air/water heat pump throughout the house, coupled with a wood stove and reversible air conditioning in the dining room and one of the 2 bedrooms upstairs.

Electric heating and reversible air conditioning in the bedrooms of the barn.

Sanitation: septic tank for the house and micro station for the barn installed in 2020.

Woodwork: PVC with solar and programmable shutters. Aluminum doors.

You will be charmed by this property restored in 2020 and redesigned for a high-end bed and breakfast activity. No work is required, you can resume the activity immediately. The rooms remain furnished.

Located in the countryside, in a quiet area, close to several castles, you can easily propose to your guests activities around wine.

This stone property has a land of 2 483 m² with a building part.

The electrical and water network is passed on the constructible part, what allows to consider the installation



