



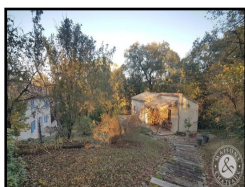
REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9894LRC**

Price : **495 000 €**

Location : **Lot / Quercy Blanc**



In the Quercy Blanc countryside, stone property comprising a house, a converted outbuilding, a lean-to and a swimming pool. Ideal for a gîte or B&B activity. Set in 8,171 m² of peaceful grounds, 20 minutes from Cahors





Ref : 9894LRC	Location
Living space : 208 m² Total potential : 242 m² Land surface : 8 171 m² Dependences : yes Pool : yes Advantages : Quercy Blanc Gîte and bed and breakfast	  Department : Lot Region : Quercy Blanc
Price : 495 000 €	

Fees to be paid by the vendor

Full description

Nestling in the heart of the Quercy Blanc countryside, this property comprises a main house, an outbuilding converted into two en suite bedrooms with private access and private terrace, a lean-to for al fresco dining on sunny evenings and a large swimming pool.

The main house offers a practical layout with a bedroom on the garden level, benefiting from a private terrace, a fitted kitchen, a shower room with double washbasin and toilet, as well as a lounge and dining room. Upstairs is a study that could also be used as an additional bedroom.

To the rear of the house is an independent space on the garden level comprising a bedroom, a fitted kitchen and a shower room with toilet. This space can be used as an independent gîte, offering flexibility of use.

The property is set in extensive grounds of 8,171 m², offering peace and quiet to its occupants.

The main house of 118 m² comprises :

Fitted kitchen: 16.50 m²

Living room: 34.50 m²

With fireplace and wood-burning stove

Dining room: 21 m²

With fireplace

Circulation of 2 m² leading to :

Wall-hung toilet: 1.50 m²

Shower room: 9 m²

Italian shower, double washbasin and heated towel rail



Bedroom 1: 15 m²

With terrace: 6 m².

First floor:

Landing leading to :

Study: 8 m²

Bedroom 2 : 9.50 m²

In a row and attic

34 m² basement gîte, accessible from the rear of the house via a separate entrance with terrace, comprises :

Fitted kitchen: 12 m²

Shower room with wc: 7 m²

Towel dryer

Bedroom : 15 m² with en-suite bathroom

Cellar: 25.50 m²

With air/water heat pump technical area and workshop/storage area

63 m² converted outbuilding comprising :

Bedroom 1 : 19.50 m²

With shower room: 5 m²

Italian shower and wc

Separate entrance and terrace

Bedroom 2 : 24 m²

With shower room: 6.50 m²

Italian shower and wc

Utility room : 8 m²

With hot water tank for the 2 bedrooms, sink

Outside :



Leanto: 26 m²

By the pool

Storage room: 2.50 m²

L-shaped swimming pool: 11 x 5 m

Salt treatment

Reinforced liner

The pool equipment room is located under the pool

Technical :

Heating system :

Air/water heat pump in the main house and gîte

Electric radiators in the 2 bedrooms in the outbuilding

Joinery :

Wood double glazing and wooden shutters in the main house

Wooden double glazing, no shutters for the converted outbuilding

Individual sanitation :

Septic tank compliant

Roofs :

Good condition

The house is equipped with an alarm.

The old 3000 L septic tank has been converted into a water collector.



