



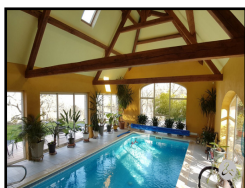
REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9643LRC**

Price : **665 000 €**

Location : **Lot / Cahors et périphérie de Cahors**



In a quiet area near Cahors, at the end of a dead end road, house of 347 m² of living space composed of a large and luminous living room, 6 bedrooms, heated indoor swimming pool. On 5 hectares of land with dominant view. Possibility bed and breakfast





Ref : 9643LRC	Location
Living space : 347 m² Total potential : 435 m² Land surface : 5,4 Ha Dependences : yes Pool : yes Advantages : Heated indoor pool, dominant view Modern comfort	 Department : Lot Region : Cahors et périphérie de Cahors
Price : 665 000 €	

Fees to be paid by the vendor

Full description
At the end of a dead end road, beautiful building of 347 m² living space well maintained in a dominant position offering 6 bedrooms including 3 en suite, a beautiful heated and bright indoor pool area. With all modern comfort, heat pump, mass stove, solar panels and air-conditioned wine cellar on 5 hectares of wooded land. This large property is also equipped with a semi-pro kitchen with bread oven and 2 bedrooms with an independent kitchen-dining area offering the possibility of gite, bed and breakfast or family home. Quiet and isolated, 20 minutes from all shops and services. Ground floor: Entrance hall : 13 m². Living room: 57,44 m² with mass stove, French windows on covered terrace and garden. Dining room with kitchenette : 25,70 m². Office : 3,87 m². Semi-pro kitchen with bread oven : 18,11 m². Air-conditioned bedroom 1 with dressing room: 15,84 m². Bathroom with Italian shower, towel dryer: 7,47 m². Wc : 1 m² Floor 1 : Landing and corridor with cupboards of 10,61 m² serving 2 bedrooms, 1 shower-room and 1 independent toilet. Bedroom 2 : 11,14 m², skylight Bedroom 3 : 15,53 m², skylight Shower-room with shower cabin : 4,16 m². Dovecote floor 2 : Bedroom 4 en suite with bathroom and toilet : 18,16 m². Beautiful height under ceiling 3.80 m, with exposed beams,



Indoor heated swimming pool : 67,87 m².

Access by living room or by the outside, corridor of 7,50 m² serving toilets, technical room and swimming pool area.

Wc : 1,40 m².

Heated swimming pool of 4 m X 8 m, bromine treatment, with shower and dehumidifier. Swimming against the current. Nice height of 7 m with exposed beams.

Basement :

Garage: 44,84 m².

Laundry room : 10 m².

Air-conditioned wine cellar : 20 m².

Independent guest rooms:

Access by the 1st floor of the house or by outside stairs.

Room 5 en suite : 23.61 m² with bathroom

With bathroom, vanity unit, towel dryer and toilet

Room 6 en suite : 19.39 m²

With bathroom, vanity unit and toilet.

Kitchen and dining room : 15,79 m².

Technical

Main heating system: geothermal heat pump (floor heating).

Solar panels on the property.

Dehumidifier indoor pool.

Water softener.

Outbuildings :

1 horse box,

Shelter for 4 vehicles.



