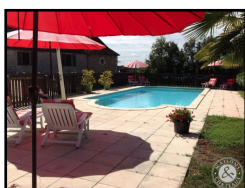
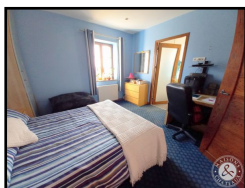
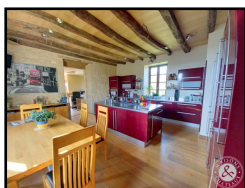




REAL ESTATE
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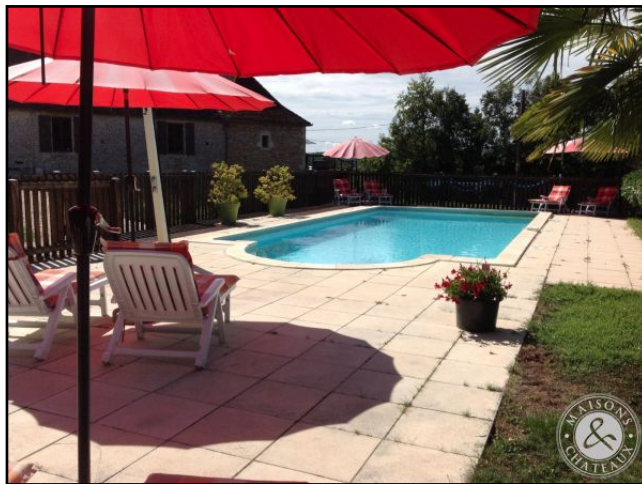
- Ref : **9772MDB**
- Price : **695 000 €**
- Location : **Lot**



Situated on the heights between Cahors and Gourdon, a character property built in 1853 in a quiet environment and offering the possibility of a profitable business with its 4 gites on 8 hectares of meadows and woods.



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contact@maisonsetchateaux.com - www.maisons-et-chateaux.com - www.maisonsdusud.com - www.maisons-du-lot.com



Ref : 9772MDB	Location
Living space : 393 m² Total potential : 457 m² Land surface : 8,1 Ha Dependences : yes Pool : yes Advantages : For commercial activity On the heights, quiet area	  Department : Lot
Price : 695 000 €	

Fees to be paid by the vendor

Full description

Situated on the heights between Cahors and Gourdon, a character property built in 1853 in a quiet environment and offering the possibility of a profitable business with its 4 gites on 8 hectares of meadows and woods.

Main house.

South-facing stone door and staircase

First floor :

Living room 27 m² with wood burner in inglenook fireplace

Kitchen/dining room 25 m² equipped and furnished

Bedroom 1 - 14 m² with

Shower room and private WC 5 m².

Landing/study 20 m² with French doors to terrace 18 m²

Separate utility room and WC

Garden level :

Hallway 8 m²

Bedroom 2 - 14.50 m² with

Shower room and private WC 5.50 m².

Bedroom 3 - 22.50 m² with

Bathroom 14.30 m² with separate WC

Laundry/storage room 6.50 m²

Boiler room 5,30 m² with private toilet

Barn converted into 4 gites and their private terrace:

Gite 1: 22 m² with



Living room with equipped and furnished kitchenette

Bedroom 4

Shower room & WC

Gite 2: 51 m²

Living/dining room with wood burner and fitted kitchen area

Bedroom 5

Bedroom 6

Shower room & WC

Gite 3: 58 m²

Garden level:

Living/dining room and fitted kitchen area

Shower room & WC

First floor :

Bedroom 7

Bedroom 8

Gite 4 : 72,55 m²

Entrance

Living room

Fitted and equipped kitchen

Shower room & WC

Bedroom 9

Bedroom 10

Stone barn and old bread oven, 28 m².

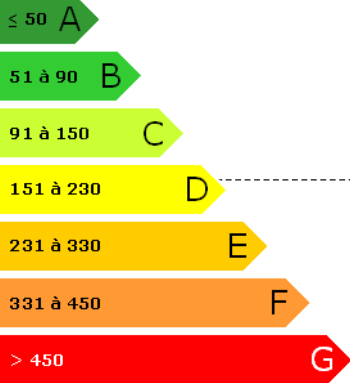
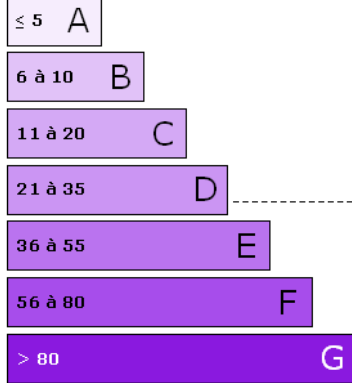
Wooden barn/stable with 2 boxes, shower and WC

Summer kitchen/laundry room/covered play area, 25 m².

Swimming pool 10 x 5

Land 81075 m²



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 : 178,00 kWh _{EP} /m ² .an		Estimation des émissions : 29,00 kg éqCO ₂ /m ² .an	
Logement économe  Logement énergivore	Logement 178 kWh _{EP} /m ² .an	Faible émission de GES  Forte émission de GES	Logement 29 kg éqCO ₂ /m ² .an

