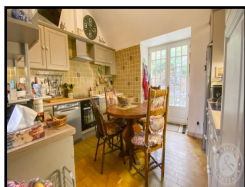




REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9866CHG**
- Price : **450 000 €**
- Location : **Lot**



At 5 mn from the city center of Cahors, in the countryside, big house of character of 180 m² livable with pigeon house, on park of 4758 m² with swimming pool. All the rooms of the ground floor are vaulted which gives a character to the building.



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Ref : 9866CHG	Location
Living space : 180 m² Total potential : 345 m² Land surface : 4 758 m² Dependences : yes Pool : yes Advantages : Beautiful building with brick vaulted rooms Possibility to fit out 2 additional dwellings	  Department : Lot
Price : 450 000 €	

Fees to be paid by the vendor

Full description

At 5 mn from the center of Cahors, in the countryside without being isolated, with beautiful view on the countryside and the river, big house of character of 180 m² livable with pigeon-house, on park raised of 4758 m² with swimming pool and well which feeds a pond. All the rooms of the ground floor are vaulted in brick which gives a certain cachet to the building. Possibility to create 2 small independent dwellings. Garage, cellars...

Main house 180.17 m² habitable - 332.87 m² usable

Garden level

Entrance 08.77 m², wooden door
Wooden glazed entrance door, tiled floor

Kitchen 17.38 m²
Equipped and fitted, vaulted ceiling, tiled floor, a door window wood DV towards terrace South,

WC 01.58 m²
Under the staircase, washbasin, tiled floor

Dining room 34.19 m²
Vaulted ceiling in brick, tiled floor, 2 wooden doors window SV, a wooden window DV

Living room 26.00 m²
Vaulted ceiling, tiled floor, a fireplace with wood stove connected to the central heating network, 2 wooden French windows, a window.



Floor

Landing 05.50 m

a wooden window

Bedroom 1 en suite 17.50 m

a wooden window, parquet floor, fireplace Louis XV, cupboards

Bathroom 04.50 m

Tiled floor and walls, a wooden window, double washbasin, Italian shower, a WC, VMC, mixed towel dryer on central heating and electric.

Corridor 07.62 m

parquet floor, a wooden window

Bedroom 2; 15.42 m², marble fireplace, parquet floor.

Marble fireplace, parquet floor, a wooden window, a cupboard

Corridor 14.34 m

Parquet floor, 2 wooden windows

Bathroom 13.10 m

Piece of furniture with two basins, a bathtub on feet, wooden floor, a shower, a suspended WC, mixed towel dryer on central heating and electric, a wooden window

Bedroom 3; 14.27 m

a window, a window, wooden floor

Living room or study 36.81 m², a window

Room to finish fitting out, 2 large bay windows aluminium 3 ventaux double glazing, cement floor, accessible from outside by a tiled staircase

Convertible attic 30.36 m

communicating with the living room, office to be finished, a door window, a window

Garage 37.40 m

Concrete floor, pit for car, metallic sliding gate, a door on garden level, a barred window

Arched cellar, 19.16 m

Laundry, boiler room 28.97 m



Oil-fired boiler VIESSMAN, oil tank 3000 L, sink, connection for washing machine and dryer, electric hot water tank 200 L

Pigeon house - Gîte 38.20 m²

On the first floor accessible from an independent external staircase

Room to finish to renovate 25.40 m

Stone floor in opus incertum

Room to finish to renovate 12.80 m

Arched cellar under pigeon house 12.38 m
accessible from the garden level

