



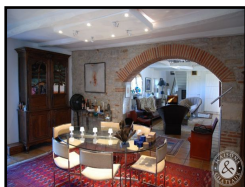
REAL ESTATE  
PRESTIGE & CHARACTER



Ref : 9883CHG

Price : 560 000 €

Location : Lot / Cahors et périphérie de Cahors





In a dominating position, nice typical restored combination of 372m<sup>2</sup> living space, 5 bedrooms, 4 shower rooms, 1 bathroom, large lounge with fire place, equipped kitchen, swimming pool and pool house, garage for three cars, garden, cistern, main drainage.







Ref : 9883CHG	Location
<p>Living space : <b>372 m<sup>2</sup></b>  Total potential : <b>435 m<sup>2</sup></b>  Land surface : <b>2 610 m<sup>2</sup></b>  Dependences : <b>yes</b>  Pool : <b>yes</b>  Advantages :  <b>Very fomfortable</b>  <b>Luminous</b></p>	  <p>Department : <b>Lot</b>  Region : <b>Cahors et périphérie de Cahors</b></p>
Price : <b>560 000 €</b>	

Fees to be paid by the vendor

### Full description

Comfortable quercynoise house of about 372m<sup>2</sup> net living space, on 3 levels. Ground floor, 1 bedroom with shower room, a snooker room/library, boiler room, cellar and workshop. First floor, enclosed bolet, lounge, wc, dining room, kitchen, meal corner, office area, tv/library area, 3 bedrooms with shower rooms, and wc. Second floor, lounge mezzanine space, bedroom with bathroom. Garage for 3 cars with remote control portal, 14x7xm swimming pool, choral system, fitted and equipped pool house, shower and wc area, technical space, 10000 L buried water cistern, 2 water collector, vegetable garden, views, main drainage, the all combination on a 2610m<sup>2</sup> landscaped garden.

#### Main house

Stone entrance portal with hobnailed solid wooden door, opening onto an inner landscaped courtyard with stone floor for a part and lawn for another one.

#### Garden floor

Several storage cellars, wine cellar and boiler room

Bedroom 1 : 12.50m<sup>2</sup>, carpet floor, large wall radiator, south window with shutter, large wardrobe

Shower room : 5.90m<sup>2</sup>, cabin shower, wc, large radiator, piece of furniture with cupboard and drawers, double basin, marble surface, large mirror, low voltage lightening, ventilation, north window with security bar.

Snooker room/library : 39.65m<sup>2</sup>, terra cotta floor, large double glassed door with shutters, on measure book case, 2 large wall radiators, 1 west window and 2 north windows.

These two rooms are reachable by the inside of the house by a staircase leading to the first floor and from the outside by the garden and courtyard.

#### First floor

Stone staircase leading to the bolet with stone pillars, with a part partly covered but not closed of 10m<sup>2</sup>, tiled floor and exposed frame and a part of 13.50m<sup>2</sup> closed by brown aluminum frame with sliding bay, double glazing, tiled floor and insulated ceiling.

Entrance door, wood with glassed party, giving access to :

Large lounge : 37m<sup>2</sup>, terra cotta floor, cathedral ceiling with mezzanine, exposed frame, monumental stone



fire place with insert, stone sink on north side with views over the surrounding countryside and village, 2 large wall radiators and 2 under window radiators.

Space with hand wash : 3m<sup>2</sup>, basin and mirror, low voltage light, tiled floor, radiator

Independent wc : 1.80m<sup>2</sup>, tiled floor, east window

Staircase leading to the cellar with security door.

Dining room : 20m<sup>2</sup>, terra cotta floor, exposed beams, low voltage ceiling light, wall radiator

Kitchen : 10m<sup>2</sup>, fitted and equipped, AlmilMö furnitures made of wood with 11 warnish layers, Siemens micro wave, Bosh pyrolysis oven, Neff induction plate with wok, Miele dish washer, Siemens refrigerator, hood, low voltage lightening, sliding table, window on the meal area on north side,

Meal area : 12m<sup>2</sup>, tiled floor, 2 large fix brown aluminum bay widow with double glazing and view over the countryside, pool, and garden.

Office : 9m<sup>2</sup>, terra cotta floor, exposed beams, radiator on south courtyard

TV/library area : 39m<sup>2</sup>, south window, large white varnished cupboard of 3.20mx3m, wall radiator, wood stove, north window, large wall radiator, carpet floor, enclosed staircase leading to the garden floor and to the bedroom and library. Landing: 3.50m<sup>2</sup>, carpet floor.

Master en suite bedroom

Landing : 3.15m<sup>2</sup>, carpet floor, metallic cupboard with 12 drawers for shoes

Shower room : 1.30m<sup>2</sup>, mosaic floor and walls, large piece of furniture, 2 basin on a marble plan, large mirror, low voltage lightening, large radiator, shower, wc, bidet, north window single glazing.

Bedroom 2 : 21.80m<sup>2</sup>, carpet floor, exposed frame, single gazing north window with radiator, west window with radiator

Spiral staircase, 9 steps with terra cotta and wood nose, 1.30m<sup>2</sup> landing with terra cotta floor and light well

Bedroom 3 : 11m<sup>2</sup>, terra cotta floor, east side window with double glazing. Under floor electric system

Kitchenette area : 6.30m<sup>2</sup>, terra cotta floor, large skylight with mosquito net, induction plate, double sink, low voltage light. Under floor electric system.

Shower room : 2.95m<sup>2</sup>, partition brick door, Italian shower, basin, wc, terra cotta, low voltage light. Under floor electric system.

Bedroom 4 : 20.60m<sup>2</sup>, terra cotta floor; west window, large wardrobe. Under floor electric system

Landing : 1.63m<sup>2</sup>, terra cotta leading to :

Independent wc : 1.35m<sup>2</sup>, terra cotta , wc, ventilation, low voltage light

Under floor electric system

Shower room : 11.30m<sup>2</sup>, tiled floor and walls, white and grey, double basin and large mirror, Italian shower with bench, large skylight with mosquito net, ventilation, low voltage light, electric radiator towel dryer, Under floor electric system

Second floor

White wood painted staircase with metal handrail





Open lounge area : 9m<sup>2</sup>, east and south single glazing window, carpet floor, exposed frame

Mezzanine: 13.25m<sup>2</sup>, north window, carpet floor

Landing : 2.25m<sup>2</sup>, carpet floor

Bedroom5 : 31m<sup>2</sup>, exposed frame,, 2 south windows single glazing, south skylight, radiator and wall radiator

Bathroom : 7m<sup>2</sup>, tiled walls and floor, north window, basin, wc, bathtub, large wall radiator, low voltage light

Outside :

Pool house : 27.50m<sup>2</sup>, brown sliding aluminum bay windows on 2 sides, tiled floor, exposed frame, fitted kitchen with wood pieces of furniture mat varnished, equipped with micro wave, dish washer, induction plate, freezer and refrigerator Miele and Sholtes

Shower area, wc, storage space : 15.30m<sup>2</sup>

Swimming pool : 14x7m, chloral system, new liner, lighted, 1.30m to 1.50m depth, corner stairs, large tiled beach. Local technique. Area protected with railings and portals.

Garage : 74m<sup>2</sup>, large remote control portal, 300L water heater for the bedroom located above the garage. Slab ceiling, large wooden carriage door on the yard side and a door to the garden.

Several terraces, vegetable garden, 10000 L buried water cistern, 2 water collectors.

All widows are equipped with mosquito nets.

Alarm.

Roofs redone.

The house is in very good condition regarding the structure and the functioning, its location offers nice views over the surrounding countryside and the village, the place is very peaceful.

Been in the countryside without being completely isolated, the dwelling benefits from a proximity of all amenities being at less than 10mn from Cahors and 20mn from Saint Cirq la Popie, one of the most beautiful villages of France.



<p>Consommations énergétiques (en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement</p>		<p>Émissions de gaz à effet de serre (GES) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement</p>	
<p>Consommation conventionnelle : <b>285,00</b> kWh<sub>ep</sub>/m<sup>2</sup>.an</p>		<p>Estimation des émissions : <b>43,00</b> kg éqCO<sub>2</sub>/m<sup>2</sup>.an</p>	
<p><b>Logement économe</b></p> <p>≤ 50 <b>A</b></p> <p>51 à 90 <b>B</b></p> <p>91 à 150 <b>C</b></p> <p>151 à 230 <b>D</b></p> <p>231 à 330 <b>E</b></p> <p>331 à 450 <b>F</b></p> <p>&gt; 450 <b>G</b></p> <p><b>Logement énergivore</b></p>	<p>Logement</p> <p><b>285</b></p> <p>kWh<sub>ep</sub>/m<sup>2</sup>.an</p>	<p><b>Faible émission de GES</b></p> <p>≤ 5 <b>A</b></p> <p>6 à 10 <b>B</b></p> <p>11 à 20 <b>C</b></p> <p>21 à 35 <b>D</b></p> <p>36 à 55 <b>E</b></p> <p>56 à 80 <b>F</b></p> <p>&gt; 80 <b>G</b></p> <p><b>Forte émission de GES</b></p>	<p>Logement</p> <p><b>43</b></p> <p>kg éqCO<sub>2</sub>/m<sup>2</sup>.an</p>

