

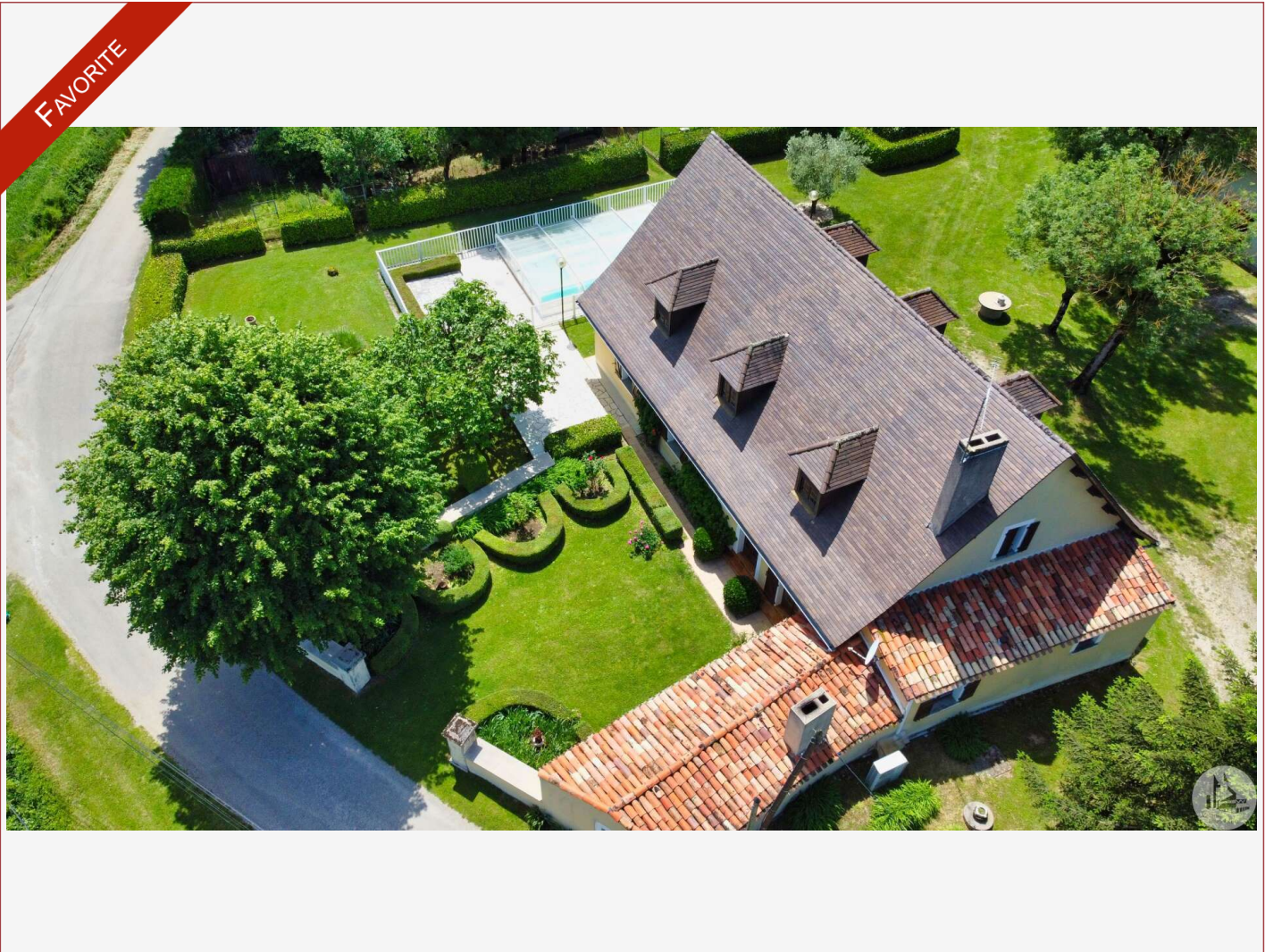


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8385

• House - Cahors •



DETAILS

Land surface: 49190 m²

Number of bedrooms: 7

Number of levels: 1

Type of heating: Bois/fuel

Drainage/sewage: Septic tank

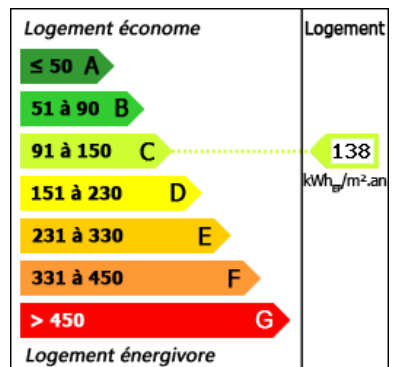
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



20 minutes from Cahors, Lotoise property of 265 m², in the heart of Bouriane in Quercy, close to the Dordogne valley and adjoining Périgord Noir, ideally located near motorways such as the A20.

265 m² living

49 190 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

frederique@valadie-immobilier.com

Price fees included

420 000 €

Agency fees: 5 % VAT included*

Price without fees: 400 000 €

*The agency fees are entirely at the cost of the purchaser



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8385 •

This property has been very well designed to be energy efficient and located in the calm of the surrounding countryside, not overlooked.

It is served by a small country road, and is made up on one level of an entrance onto a corridor of 7.28 m² which serves three bedrooms of 16.85 m², 13.39 m², 12.36 m², a shower room/bath of 10.06 m².

We then enter a landing from which a beautiful wooden staircase rises to the upper floor. But still on one level, there is a living/dining room of 41.46 m² filled with light with air conditioning, a dining area of 20.28 m² with its polyflame fireplace, a kitchen of 7.94 as well as a pantry of 8.85 m².

Upstairs, a first bedroom of 35 m² with an adjoining office or dressing room or small bedroom of 13.57 m², three bedrooms of 17 m², 18.81 m², 16.50 m², two of which have air conditioning as well as a shower room/bath. of 12.09 m² and separate toilets.

Outside, the garden is magnificently flowered and wooded and there is an 11.70

A stone barn of 133 m² divided into a car garage, workshop and summer kitchen, has its first floor with access to the garden level and a very well preserved exposed framework providing a lovely character.

Wooden overglazed windows

Wood/fuel boiler for VERY energy-efficient hot water production

Non-compliant septic tank

Three-phase on the barn

90,000 liter rainwater recovery tank.

Greenhouse and vegetable garden

Walnut grove providing income

