



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8385

• House - Cahors •



## DETAILS

**Land surface:** 52453 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** Bois/fuel

**Drainage/sewage:** Septic tank

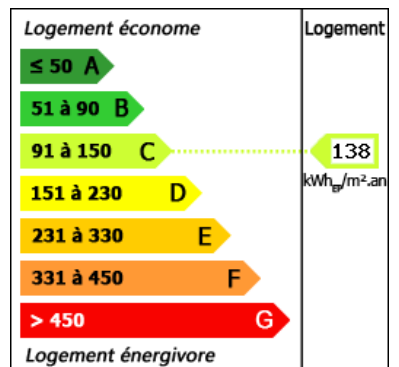
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



20 minutes from Cahors, Lotoise property of 265 m<sup>2</sup>, 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 m<sup>2</sup> living

52 453 m<sup>2</sup>

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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



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## • 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 m<sup>2</sup> which serves three bedrooms of 16.85 m<sup>2</sup>, 13.39 m<sup>2</sup>, 12.36 m<sup>2</sup>, a shower room/bath of 10.06 m<sup>2</sup>.

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 m<sup>2</sup> filled with light with air conditioning, a dining area of 20.28 m<sup>2</sup> with its polyflame fireplace, a kitchen of 7.94 as well as a pantry of 8.85 m<sup>2</sup>.

Upstairs, a first bedroom of 35 m<sup>2</sup> with an adjoining office or dressing room or small bedroom of 13.57 m<sup>2</sup>, three bedrooms of 17 m<sup>2</sup>, 18.81 m<sup>2</sup>, 16.50 m<sup>2</sup>, two of which have air conditioning as well as a shower room/bath. of 12.09 m<sup>2</sup> and separate toilets.

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

A stone barn of 133 m<sup>2</sup> 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

