



## Group of buildings in Midi-Pyrenees,

46800, Lot, Occitanie

# €265,000

Ref: 112996

\* Available \* 1 Bed

Old hamlet to be restored with several outbuildings situated in the countryside, about 3 hectares of land and a well. Very peaceful situation. Possibility to acquire more land.

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**French Entrée** 



## Property Description

The main house comprises about 180m<sup>2</sup> of living space:

- a kitchen of 29m<sup>2</sup> with a stone fireplace
- 4 rooms (bedrooms) of 24m<sup>2</sup>, 37m<sup>2</sup>, 32m<sup>2</sup>, 20m<sup>2</sup>
- a shower room, a separate WC,
- a room of 31m<sup>2</sup> with old terracotta floor and a fireplace.

A convertible attic.

5 cellars of which 4 are vaulted. Water, electricity, oil central heating, a septic tank (1985). A small, stone barn of 2 rooms of 15m<sup>2</sup>.

A small stone chicken house.

A stone barn of 8 x 6m and a covered terrace of 25m<sup>2</sup> and a lovely stone porch.

A traditional bread oven

A square, stone pigeonier of two levels adjoining a small barn

A barn with 3 rooms of 35m<sup>2</sup>, 14m<sup>2</sup> and 32m<sup>2</sup>.

A small outbuilding in stone, 20m<sup>2</sup>.

A old stone house adjoining the barn with a room of 20m<sup>2</sup> with a stone fireplace and a stone sink, and 2 rooms of 18m<sup>2</sup> convertible on 2 levels.

2 rain water tanks. To be restored About 3 hectares. Some fields are rented out.

Fruit trees and a well.

