



# 1 Bedroom House,

46250, Cazals, Lot, Occitanie

€328,600

Ref: L3976

\* Available \* 1 Bed \* 1 Bath

19th Century traditional stone built farmhouse house with tower, with a separate converted barn offering 170m<sup>2</sup> in total. Lovely tranquil garden and land of 9,291m<sup>2</sup>

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French Entrée 

## Property Description

Close to a hamlet but in a delightful quiet secluded location, 5 minutes from a village with shops and services.

### Summary

19th Century traditional stone built farmhouse house with tower, with a separate converted barn offering 170m<sup>2</sup> in total. Lovely tranquil garden and land of 9,291m<sup>2</sup>

### Full Description

#### Main house :

Currently offering 73 m<sup>2</sup> of habitable accommodation, with a convertible attic space.

Approach via a delightful part covered terrace

#### Ground floor :

Kitchen / dining room off which is a shower / WC - (7.20 x 4.50 = 32.40 m<sup>2</sup>) with gas water heater.

#### First floor :

Outside stone steps to a covered porch off which is a small bedroom 2 - (2.89 x 1.77 = 5.11 m<sup>2</sup>) in the Pigeonnier Tower.

Entrance door of house from the porch to the Living Room - (4.70 x 4.45 = 20.91 m<sup>2</sup>) with open fireplace and wood parquet flooring..

Bedroom 1 - (4.76 x 3.09 = 14.71 m<sup>2</sup>) with wood parquet flooring.

Convertible Attic - (4.70 x 7.50 = 35.25 m<sup>2</sup>)

Cellar - (2.89 x 1.77 = 5.11 m<sup>2</sup>) at foot of Pigeonnier.

#### Restored barn/Guest house :

offering 97.4 m<sup>2</sup> of habitable accommodation.

#### Ground floor :

Workshop - (3.46 x 3.07 = 10.62 m<sup>2</sup>) ; door to store room - (3.02 x 2.82 = 8.51 m<sup>2</sup>) with hot water cylinder.

Open plan living room / kitchen - (6.90 x 6.00 = 41.40 m<sup>2</sup>) with fireplace.

#### First floor :

Landing - (5 x 3 = 15 m<sup>2</sup>) overall ; bedroom 1 - (4.46 x 2.72 = 12.13 m<sup>2</sup>) ; bedroom 2 - (3.72 x 3.15 = 11.72 m<sup>2</sup>) ; bedroom 3 - (3.55 x 3.14 = 11.14 m<sup>2</sup>) ; bathroom - (2.92 x 2.05 = 6 m<sup>2</sup>) ; separate WC.

Wall-mounted radiators.

### Outside

Well maintained garden with a huge lime tree, some woodland, and an open grassy area.

Old storage barn for wood.

Small pond

Large outside terrace

LAND of about 9291m<sup>2</sup> (about 2.30 acres)

# Gallery

