



## Restored 2/3 Bedroom Country Home in the Lot, on 8 Hectares,

46250, Between Cahors And Gourdon, Lot, Occitanie

€333,900

Ref: L4762

\* For Sale \* 3 Beds \* 2 Baths

Very attractive restored stone country house in private setting in approximately 8 hectares of woodland and pasture between Cazals and Catus.

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**French Entrée** 



## Property Description

This lovely country house is set on raised ground in the countryside approximately 5 minutes from a village with shops between Cazals and Catus.

About 180m<sup>2</sup> of habitable living space

Entrance Hall

Kitchen/Breakfast room

Living room/dining room with open fireplace

Master bedroom with ensuite bathroom/WC

Second bedroom with ensuite bathroom/WC

Large convertible attic space

Utility room/log store

Garage

Ground floor room accessible via the exterior or interior/poss 3rd bedroom

Outside stone steps lead to a sunny paved terrace and entrance hall (8m x 3m at widest), cloak cupboard. Door to garden/terrace at the back of the house. Door to the right of the hall leads to the kitchen/breakfast room (5m x 4,45m) with tiled floor, fitted units, wood burning stove. Further door giving access to the garden and terrace at the back of the house. Inner hall with door giving access to small terrace to the front of the house. Further access through to large living/dining room (12,5m x 4,8m) with large open fireplace and doors onto the garden. To the left of the entrance hall is the master bedroom (4,5m x 5,0m) with ensuite bathroom/WC (2,8m x 2,15m) with wooden flooring. Second bedroom (4,1m x 4,45m) with wardrobe and ensuite bathroom/WC (2,6m x 1,65m) with wooden flooring.

First Floor:

Large open attic space (13,35m x 4,7m at widest) with windows, insulation, veluxes and some plaster boarding, leading to adjoining attic space (6,3m x 4,0m at widest).

Lower Ground Floor:

Garage, utility room with sink and plumbing for washing machine, log store, caves.

Ground floor room accessible via the exterior or interior/poss 3rd bedroom (7,9m x 4,1m overall)

The property has gas fired central heating. New boiler installed in 2008.

Outside

Small terrace at the front of the house. Large terrace at the rear of the house.

Approximately 8 hectares of land including large area of woodland.



