



Simply Gorgeous Group of Stone Buildings on 8 Hectares,

46150, Catus, Lot, Occitanie

* For Sale * 9 Beds * 6 Baths

Characterful group of stone buildings with 2 houses, converted bread oven, tennis court, swimming pool, stables and 8.3 ha. of land.

€647,900

Ref: L4896

Property Description

This 9 bedroom property stands on high ground with fine views.

Ground floor :

Stone steps up to entrance into kitchen/dining room - (7,11m x 5,97m = 42,45 m²) with corner kitchen in Pigeonnier and large fireplace ; living room - (6,71m x 6,12m = 41,07 m²) with views through large glazed windows, large fireplace with insert ; Office/bedroom - (4,80m x 3,10m = 14,88 m²) ; bathroom - (2,00m x 1,53m = 3,06 m²) with fully tiled walls ; Tiled Shower/WC - (3,09m x 1,09m = 3,37 m²) ; Bedroom - (5,00m x 4,00m = 20 m²) ; inner hall - (3,09m x 1,09m = 3,37 m²)

First floor :

Landing ; bedroom - (4,27m x 3,72m = 15,88 m²) with door to terrace ; Bedroom - (3,71m x 3,23m = 11,98 m²) ; Shower/WC - (1,67m x 1,40m = 2,34 m²) ; Bedroom - (about 5,80m x 5,10m = 29,58 m²) with ensuite shower - (2,25m x 1,53m = 3,44 m²) in Pigeonnier and door to roof terrace - (about 6m x 6m = 36 m²).

Lower ground floor :

Utility room - (5m x 4,5m = 22,50 m²) including wine cellar + Viessman boiler.
Double garage - (6,60m x 6,00m = 39,60 m²)
Summer kitchen - (7,00m x 5,90m = 41,30 m²)
Storage room - (4,45m x 4,18m = 18,60 m²)
Separate WC - (1,70m x 1,15m = 1,96 m²)

All rooms in the main house are cabled for satellite TV.

Oil-fired central heating

Converted Bread Oven :

Main room - (5,30m x 3,00m = 15,90 m²) with bread oven + shower + separate WC ; upstairs bedroom in roof space above (same size). It has Wifi + satellite TV.

House 2/rental cottage in part Converted Barn - (7,00m x 6,50m = 45,50 m²)

Ground Floor:

Living room / kitchen - (6,9m x 6,33m = 43,68) with wood burning stove and doors to terrace.

Bathroom / WC - (3,30m x 3,28m = 10,82 m²) with separate shower unit.

Shower room / WC - (2,80m x 2,35m = 6,58 m²)

Bedroom 1 - (3,20m x 3,20m = 10,24 m²) ; Bedroom 2 - (3,40m x 3,00m = 10,20 m²) ; Bedroom 3 - (4,30m x 2,60m = 11,18 m²).

Utility room - (5,66m x 3,06m = 17,32) adjoining with oil-fired Veissmann boiler + oil tank.

First floor of barn - (16m x 7m = 112 m²) unconverted.

2 separate oil-fired central heating systems for main house and cottage.

Outside

Land of about 8ha 38a 70ca

Open-sided barn adjoining House 2/barn

Stables with 2 loose boxes + a tack room.

Tennis court

Gallery

