



Exceptionally pretty Gite Complex in the heart of the touristic Lot region,

46150, North Of Cahors, Lot, Occitanie

€499,950

Ref: L4992

* For Sale * 8 Beds * 4 Baths

Everything you're wishing for... Farmhouse with 2 rental gites, large pool and further outbuildings, in an attractive rural hamlet in the heart of the touristic Lot region.

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French Entrée 

Property Description

In a small rural hamlet with a few neighbours, and about 5 kms from Catus with a weekly market, shops and services. North West of Cahors.

Main house

Ground floor :

Kitchen with dining room (48 m²) ; doors to garden ; big stone arch

First floor :

Living room with fireplace and wood burner (24 m²) ; door to terrace ; bedroom with cupboards (16 m²) ; shower room/WC

Attic :

2 rooms (could be converted to further accommodation) currently used for storage with good beam height.

Rain water tank under the terrace ; terrace has steps down to private garden.

Adjoining the main house at ground floor level: outside WC + shower + storage area for the pool.

Outside

BARN 1 converted into 2 rental apartments/gites:

Gite 1: with 4 bedrooms, 2 bathrooms, large living room (34 m²), Kitchen/Dining Room (20 m²), WC.

Gite 2: with 3 bedrooms, bathroom, large living room (50 m²)

BARN 2 (about 200 m²) partially converted with a games/yoga room and WC. The remainder of the barn could be converted to further accommodation.

Swimming-pool - 15m x 6m

LAND of about 9070m² (about 2.25 acres)



