



## Unique: Quercy Farmhouse plus Gîte Complex on 45 Acres,

46250, Cazals, Lot, Occitanie

# €585,200

Ref: L7007

\* For Sale \* 10 Beds \* 8 Baths

Unique opportunity: Restored Quercy farmhouse with substantial stone outbuildings, and separate converted complex of 6 gîtes. Tennis court, swimming pool and 45 hectares of land!

## Property Description

2 kms from a popular village with shops and a weekly market, but in a quiet location set in its own land. 20 minutes from the medieval town of Gourdon. Bouriane region.

Unique opportunity: Restored Quercy farmhouse with substantial stone outbuildings, and a separate converted complex of 6 gites with tennis court and swimming pools, a ruined house and 45.7 ha. of fields and woodland.

Main Farmhouse:

Accessed via a large covered outside terrace (11.9m x 2.3m)

Terracotta tiled floors and exposed beams on main level.

Kitchen (25.35 m<sup>2</sup>) with semi fitted units and stairs down to utility room.

Office/hall (24.33 m<sup>2</sup>) with large fireplace

Salon (9.7 x 4.8 = 46.66 m<sup>2</sup>) also with fireplace.

Tower bedroom 1 (12.84 m<sup>2</sup>). With stairs down to

Shower Room/WC (9 m<sup>2</sup>)

Top floor

Tower Bedroom 2 (14 m<sup>2</sup>) with ladder stairs up to a room with a WC and wash basin (could add a shower)

Sewing room (13.1 m<sup>2</sup>)

Bedroom 3 (11.82 m<sup>2</sup>)

Bedroom 4 (17.25 m<sup>2</sup>) with corridor to

Bathroom/WC (12.15 m<sup>2</sup>)

Floor insulation

Double glazing

Outbuildings close to the main house:

Large stone barn - on 2 levels (20.4m x 6.9m = 140 m<sup>2</sup> x 2)

Adjoining open-sided barn (7m x 20m)

Stone-built open-sided barn with pillars (parking for 4 cars) (5m x 13m)

Adjoining stone barn (6m x 4.5m)

Breeze-block open sided barn (10m x 20m)

Bread oven building

Another stone building

Gite complex with 6 gites, pools and tennis court: Sleeps up to 34 people

6 apartments with individual terraces:

4 apartments to sleep 4/5 people

1 apartment to sleep 8 people

1 apartment to sleep 10 people

Heating: electric radiators

Games room

Office/utility room

TV room

Reception building

Barbecue area

Large Swimming pool 14 x 7m and paddling pool

Tennis Court

Old stone house requiring renovation and ruined barn (about 600m) from the gites.

Land of 45ha 72a 74ca (about 10 hectares of fields suitable for horses and the rest is oak woodland).

# Gallery

