



## REDUCED: 3 Fully-Restored 19th Century Traditional Houses,

46140, Cahors, Lot, Occitanie

€449,500

Ref: L7023

\* For Sale \* 8 Beds \* 4 Baths \* 250m2

Superb group of C19 stone buildings in the Lot, featuring a main house and two further properties all restored to a high standard of finish combining traditional features with comfortable living.

## Property Description

Situated close to a village in the Lot Valley 20kms west of Cahors and convenient for all shops, the property enjoys an attractive rural and private setting. Providing a total of about 250m<sup>2</sup> of beautifully presented accommodation in 3 buildings, together with further outbuildings for renovation of required. The properties comprise a total of 4 individual bedrooms together with 4 further mezzanine bedroom areas. Delightful terraces and swimming pool, and separate garage and storage shed.

### Main house:

Ground floor with entrance into open plan Living room/kitchen - 43,50m<sup>2</sup> with large open fireplace and doors to balcony terrace; bedroom 1 - 20,75m<sup>2</sup> including en suite shower room/WC; bedroom 2 - 9.65m<sup>2</sup> with en suite shower room/WC - 3,20m<sup>2</sup>; 2 mezzanine bedroom areas of about 12m<sup>2</sup> each.

Lower ground floor with large storage area/cave - 60m<sup>2</sup> with oil-fired central heating boiler and oil tank; separate citerne water collecting chamber.

### Second house:

Living room - 38,60m<sup>2</sup> with corner kitchen area, wood-burning stove which heats 2 radiators in the bedrooms, door to terrace with views towards the swimming pool; mezzanine bedroom area - 8m<sup>2</sup>; bedroom 3 - 17,70m<sup>2</sup> including separate bathroom/WC.

Lower ground floor with storage cave - 35m<sup>2</sup>; storage room - 16,50m<sup>2</sup> with radiator and potential for a further bedroom.

### Converted barn:

Open plan living room/kitchen - 32m<sup>2</sup>; bedroom 4 - 26m<sup>2</sup> including en suite shower room/WC; stairs from living room up to mezzanine bedroom area - 13m<sup>2</sup>.

### Outside

Further outbuildings include

Separate garage

Wooden garden shed

Former stone built bread oven

Woodclad storage barn

Swimming pool

LAND of about 6ha 75a 13ca (nearly 17 acres) of which about 2ha adjoining



