



Country House Guest Suites & Barns,

€215,000

46700, Lacapelle Cabanac, Lot, Occitanie

Ref: 46004145

* Available * 3 Beds * 2 Baths * 85m2

Old stone property with character including a main house, needing restoration, a guest house, plus guest a guest room; a large barn, all set in the country and 6kms from local village.

- Golf in area
- Shopping and markets
- TGV Trains close by
- Parc naturel régional des Causses du Quercy
- Tennis locally
- Popular Tourist Area
- Motorways close
- Wine Region
- Airports Bergerac Toulouse and Bordeaux
- River pursuits

Property Description

Old stone property with character including a main house, needing restoration, a guest house, plus guest a guest room; a large barn, all set in the country and 6kms from local village.

House in needs of restoration of 120 m² which can be fitted on 3 levels : concrete floor, 9 windows, a french window and 2 doors. Double glazing, Guest house of 65 m² principally fitted on one level : 2 bedrooms, mezzanine, bathroom, WC, lounge with kitchen. Garden level : A large covered terrace. A lounge with kitchen of 32 m², sink, walls and floor cupboards, tiled floor, exposed framework, a window and a French window. A corridor with built-in cupboards giving on : A bedroom of 11m² with built-in cupboard, tiled floor and a window. A separate WC, tiled floor. A bathroom, bath, washbasin on cupboard, towel rail, tiled floor and a window. A bedroom of 11m² with built-in cupboard, tiled floor and a window. A mezzanine, wooden floor. Electric heating and double glazing and electric hot water system.

Guest room of 20m²: A bedroom of 13m² with built-in cupboard, tiled floor, a French window and a window. A shower room, Italian shower, washbasin on cupboard, WC, towel rail, tiled floor.

A stone barn of 100 m² on floor and which can be fitted on 2 levels with laundry and a large attached shed of 100m²

Surrounded by many famous tourist towns and sights, this area benefits from its central position for shopping and entertainment. Good connections for motorways and airports. Golf and tennis, local restaurants and markets everywhere.

Alistair Lockhart. Property Director, FrenchEntrée



