



Beautiful country house with stunning gardens and views over the countryside,

46150, Catus, Lot, Occitanie

* Available * 5 Beds * 3 Baths

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€495,000

Ref: BVI28077

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French Entrée 

Property Description

A beautiful Quercy style country house with Pigeonnier in a unique location with fabulous views. In an area of remarkable history and outstanding beauty, ideal for a permanent or second home, comprising of 5 bedrooms, 3 Bathrooms, 2 living rooms, a large open plan kitchen diner with fabulous terraces, plus a wine cellar, which is located under the house, set in 2.5 acres of level gardens. The rooms have significant exposed oak beams of great character and wooden floors. Located in a quiet country lane on the outskirts of a pretty sought after village and within a 20 minutes drive of Cahors. The house boasts two Oak staircases, servicing each end of the property, a large kitchen/diner which can be used as a magnificent entertaining area with front and rear garden views leading directly onto the terraces. The outside space offers further dining possibilities underneath an open oak-framed loggia which also leads to the swimming pool and a 2nd kitchen/utility. The pool is 12m long with a saline non-chlorine filter system with fabulous sunbathing areas and south facing. There is a large detached garage/workshop and a stone built Shepherds hut with power and lighting. This property is conveniently located for airports, train services and the towns of Cahors, Toulouse and Bergerac. Price including agency fees : 495.000 € Price excluding agency fees : 466.982 € Buyer commission included: 6 %

