



## Superb Large Stone Home with Gîtes and Pools,

46700, Montcabrier, Lot, Occitanie

€683,000

Ref: 4600415591

\* Available \* 8 Beds \* 3 Baths \* 287m2

Superb property in stone, completely restored including a main house + 2 Gîtes + 2 pools + outbuildings on land with 300 apple trees on over 7 hectares and 7kms to a village with shops.

- Close to shops and cafés
- Good walking Country
- Tennis in most Villages
- Local Produce Markets
- Gîte accommodation
- Close to many river pursuits
- Horse riding and cycling
- Airports are not far away
- Swimming Pool
- Golf courses
- Tourist area

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French Entrée 



## Property Description

Superb property in stone, completely restored including a main house + 2 Gîtes + 2 pools +outbuildings on land with 300 apple trees on over 7 hectares and and 7kms to a village with shops.

House of 138 m<sup>2</sup> fitted on 2 levels : fitted kitchen, lounge, 3 bedrooms, 2 shower rooms, 2 WC, summer kitchen, laundry and garage. . Garden floor : A vaulted cellar used as a summer kitchen of 33,91m<sup>2</sup> with fireplace. A garage with work shop. A laundry with sink. 1st floor : access by an outside stone staircase. A kitchen of 6,57 m<sup>2</sup>, floor cupboards. A lounge of 28,21 m<sup>2</sup> with fireplace + wood burner, exposed stone, exposed beams. A landing of 3,19m<sup>2</sup>. A corridor of 4 m<sup>2</sup>. A bedroom of 24,10m<sup>2</sup>, exposed stone. A shower room 8,5 m<sup>2</sup>, Italian shower, 2 washbasins, WC, towel rail. 2nd floor : access by inside staircase. 2 bedrooms of 17,85 m<sup>2</sup> and 8,2 m<sup>2</sup>. A shower room of 3,3 m<sup>2</sup>, Italian shower, washbasin, WC, towel rail.

GAS AND WOOD CENTRAL HEATING + FIREPLACES + WOOD BURNERS ? 3 ELECTRIC HOT WATER BOILER ? DOUBLE GLAZING ? SEPTIC TANK Gite 1 : 82 m<sup>2</sup>: fitted kitchen of 15,12 m<sup>2</sup>, lounge of 24,42 m<sup>2</sup> , corridor of 4,2 m<sup>2</sup>, 3 bedrooms (10,44 m<sup>2</sup>, 9,94 m<sup>2</sup> et 8,7 m<sup>2</sup>), shower room of 4,37 m<sup>2</sup>, WC of 1 m<sup>2</sup>, shower room of 3,28 m<sup>2</sup> with WC. ELECTRIC HEATING. 2 WOOD BURNERS - ELECTRIC HOT WATER BOILER ? DOUBLE GLAZING ? SEPTIC TANK Gite 2 : 67 m<sup>2</sup>: entrance of 4,93 m<sup>2</sup>, fitted kitchen of 12,08 m<sup>2</sup>, lounge of 16,59 m<sup>2</sup> , 2 bedroom (14,17 m<sup>2</sup> and 10,92 m<sup>2</sup>), shower room of 7.47 m<sup>2</sup> with WC. ELECTRIC HEATING BY THE FLOOR + FIREPLACE + WOOD BURNER . ELECTRIC HOT WATER BOILER . DOUBLE GLAZING . SEPTIC TANK Swimming pool - (12m x 6 m), liner, chlore. Swimming pool ? (2,5 x 6 m), tiles, chlore. Barn of 54 m<sup>2</sup> with shed. A room of 12 m<sup>2</sup>.



