



## Superbly appointed property with pool and two bedroomed annexe!,

46150, Catus, Lot, Occitanie

\* Available \* 6 Beds \* 7 Baths

Superbly appointed property with pool and two bedroomed annexe!

# €599,000

Ref: BVI58996

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 



## Property Description

Set peacefully in the centre of over 12000m<sup>2</sup> of land, this well presented, modern property comprising a main house, an annexe and a separate, self contained gîte, affords easy, ground level living throughout.

The main house, with 4 bedrooms, 3 of which are en-suite and one which is currently used as an office, is equipped with underfloor heating and all rooms give on to a large, central, open-plan living area with views on to the well tended, landscaped gardens.

Across the pretty courtyard, the annexe houses two, independently accessed, en suite bedrooms, a garage and a kitchen. Perfect for gîte rentals or for private facilities for friends and family.

The separate gîte by the swimming pool with en-suite shower and kitchen has its own outdoor, private, covered area with table and chairs.

With economy and efficiency of energy in mind, the underfloor heating is powered by a heat pump and solar panels have been installed for heating the pool.

There is a citerne and rainwater is harvested for flushing toilets and for the automatic watering system.

Outside, the inviting 12 X 6m pool has a secured patio area, a covered poolhouse with a dining area, WC and store room and a veranda with jacuzzi.

A petanque court with benches is situated in the shade of the oak trees and is surrounded by the beautiful woodland.

There is a covered parking area plus a large shaded area for several vehicles and a heated greenhouse.

The property is very private, being at the end of a curving drive and is in a peaceful and secluded location yet within only a kilometer of a lively village with all facilities..

This property has been equipped and finished to a high standard, inside and outside and the spaces have been well planned for maximum privacy. Equal attention has been paid to ecological and energy efficiency aspects as well as to landscaping the surroundings.

A visit is highly recommended in order to appreciate just what this property has to offer. Quiet location, flexible accommodation either as a family home or as a gîte complex, lovely gardens and all on one ground floor, easily accessible level.

What are you waiting for? Book your visit now!



## Gallery

