



## Stone built farmhouse with 2 rental gites and large pool,

46150, Catus, Lot, Occitanie

€499,950

Ref: L4992

\* Available \* 4 Beds \* 2 Baths

Stone-built Farmhouse with 2 rental gites, large pool and further outbuildings, in an attractive rural hamlet in the heart of the touristic Lot region.

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**French Entrée** 



## Property Description

**Location:** In a small rural hamlet with a few neighbours, and about 5 kms from Catus with a weekly market, shops and services. North West of Cahors.

**Summary:** Stone-built Farmhouse with 2 rental gites, large pool and further outbuildings, in an attractive rural hamlet in the heart of the touristic Lot region.

**Main house:** Ground floor: Kitchen with dining room (48 m<sup>2</sup>); doors to garden; big stone arch. First floor: Living room with fireplace and wood burner (24 m<sup>2</sup>); door to terrace; bedroom with cupboards (16 m<sup>2</sup>); shower room/WC.

**Attic:** 2 rooms (could be converted to further accommodation) currently used for storage with good beam height. Rain water tank under the terrace; terrace has steps down to private garden. Adjoining the main house at ground floor level: outside WC + shower + storage area for the pool.

**Outside:**

**BARN 1** converted into 2 rental apartments/gites: Gite 1: with 4 bedrooms, 2 bathrooms, large living room (34 m<sup>2</sup>), Kitchen/Dining Room (20 m<sup>2</sup>), WC. Gite 2: with 3 bedrooms, bathroom, large living room (50 m<sup>2</sup>).

**BARN 2** (about 200 m<sup>2</sup>) partially converted with a games/yoga room and WC. The remainder of the barn could be converted to further accommodation.

**Swimming-pool** - 15m x 6m. **LAND** of about 9070m<sup>2</sup> (about 2.25 acres).



