



## Exclusive to Beaux Villages! Delightful stone village house in its own private, courtyard!,

46330, Cabrerets, Lot, Occitanie

\* Available \* 5 Beds \* 3 Baths

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# €447,000

Ref: BVI63877

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**French Entrée** 

## Property Description

With many original features harking back to its Jesuit history, this charming, 5 bedroom stone property of nearly 260m<sup>2</sup> of living space, occupies a prominent position in a small village on Les Causses du Quercy.

On entering the private courtyard, you will be delighted by the inner garden and the charm of the traditional, a one bedroom pigeonier with its own balcony.

The main house affords a fully fitted kitchen and adjoining salon with impressively carved open fireplace at first floor level.

Above this, there is a spacious bedroom, dressing area and large bathroom.

At garden level there is a large bedroom with another, beautiful stone fireplace, its own lounge, shower room & toilet and access to the vaulted, stone wine cellar.

In the same courtyard there is access to the adjoining, guest house with its two bedrooms on the first & second floors, a modern, beautifully renovated shower room & a kitchen /dining room with open fireplace on the ground floor. A lovely, elevated balcony is a great spot from which to observe delights of the surrounding village and countryside.

The ensemble here is completed by a storage shed, outbuildings and a private area already equipped with pump & filter system ready for an above ground pool.

There is oil fired central heating in the main house and the guest house.

Across the small street there is a large, enclosed garden of 1080m<sup>2</sup> with raised beds, fruit trees and a pond.

Shops and services only 15 minutes away.

A rarity in the sector, this is an attractive and spacious family home in the heart of a small, friendly village and with substantial rental potential.

A visit is essential to fully appreciate its charm!



