



**A delightful rural location for this group of buildings with adjoining agricultural land (ideal for a horse).,**

**€299,980**

Ref: L6149

46250, Cazals, Lot, Occitanie

\* Available \* 1 Bed \* 1 Bath

Village with shops and services (3 kms) This house has been recently renovated with new insulation, plumbing and electrics, aluminium double glazed windows, tiled flooring and a new bathroom and septic ...

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**French Entrée** 



## Property Description

Village with shops and services (3 kms)

This house has been recently renovated with new insulation, plumbing and electrics, aluminium double glazed windows, tiled flooring and a new bathroom and septic tank. The owner planned to convert the second building to a rental apartment or guest house.

### MAIN HOUSE

Habitable surface area of about 75 m<sup>2</sup>

Entrance hall (6.20 m<sup>2</sup>)

Utility room (4.33 m<sup>2</sup>) with plumbing for washing machine

Room (possible kitchen or bedroom) (10.50 m<sup>2</sup>) with sink unit and doors to garden

Living room/dining/kitchen (25.83 m<sup>2</sup>) with doors to garden

Corridor (4.26 m<sup>2</sup>)

Bedroom (9.20 m<sup>2</sup>) with cupboard

Bathroom (4.65 m<sup>2</sup>)

Another room/bedroom/office (8 m<sup>2</sup>) with sliding glazed doors to garden

Separate WC (1.96 m<sup>2</sup>)

SECOND BUILDING - For restoration. Surface of about 42 m<sup>2</sup> (currently a storage area and former bedroom/bathroom.

WOOD CABIN (10 m<sup>2</sup>) with adjoining store room (9.60 m<sup>2</sup>)

LAND of about 1ha 68a 76ca (of agricultural land ? mainly field ideal for a horse, with some woodland)





