



Ideal as a smallholding or for an artisan business!,

46300, Ginouillac, Lot, Occitanie

* Available * 2 Beds * 1 Bath

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€259,000

Ref: BVI69169

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French Entrée 

Property Description

A rare opportunity at a great price, to acquire this former working farm with a stone farmhouse plus a two storey stone barn, a hangar and other farm buildings, all on almost 1.8 hectares of land. Ideal for a small agricultural or artisan business.

A further 30,050m² of land - mix of woodland (250 m³ of firewood could be recuperated) and pastureland - not attached to the property, will be included in the sale.

Plus, an optional parcel of land of 334m² approx. can be included in the sale if required. This parcel is not attached to the property.

The house, with three bedrooms, is in need of some modernisation and updating but has secondary glazing and oil central heating.

The attic of 65m² is suitable for conversion (subject to necessary permissions) and there is a useable cellar and access to a second underground cellar, perfect for storing preserves etc.

The house is built on a rainwater harvesting tank of 30m³ approx. An invaluable asset during the periods of drought!

There is a garage attached to the house where the boiler and hot water tank are located.

Next to the house and in the main courtyard are the farm buildings: a pretty stone barn with a small open hangar, a metal hangar of 330m² with a height of 5,8m and the former cow byre stable of 205m² with an exit to the fields behind.

On the other side of the house is a beautiful two-storey stone barn that has a well with a vaulted stone roof. Formerly the piggery and veal calf barns, this barn is suitable for conversion into a gite or additional accommodation, subject to necessary permissions.

The lively town of Gourdon is only 15 km away with all its shops and services. Souillac is only 30 minutes away by car and Cahors can be reached in less than 40 minutes. The motorway is less than 10 km away.

Very competitively priced and with enormous potential, a visit to this property is a must! Don't wait! Contact us now to book an appointment!

Gallery

