



## Rare and unique property! Troglodyte house with superb views!,

46330, Cabrerets, Lot, Occitanie

\* Available \* 2 Beds \* 2 Baths

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€252,000

Ref: BVI70815

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**French Entrée** 



## Property Description

This troglodyte house is exceptional! The view over the Célé valley and the end of Cabrerets is unique and fabulous. The exposure gives you maximum sunshine all year round, while still being in the valley which is rare. The 40 square metre terrace, with its stone barbecue, overlooks the river and offers an exceptional panorama.

The troglodyte dwelling comprises a living room, kitchen, bedroom and bathroom with WC on the first floor. On the ground floor, there is a cellar and a bedroom with its own shower room and separate toilet. Possibility of renting this room in a troglodyte guest house: it works really well!

Also on the ground floor, a spring with its pond and a wash-house make this property an exceptional product.

All set in 600 m2 of terraced grounds, including a small stone outbuilding. In addition, there are several plots of coppice land totalling approx. 11,600 m2.

A real "coup de coeur".

