



**LOT 46, CATUS Traditional stone house with 3+(1) bedrooms, Barn, Pool, Tennis Court on 10 Hectares.,**

46150, Lot, Occitanie

\* 3 Beds \* 1 Bath \* 150m<sup>2</sup>

**€428,500**

Ref: SR-3896-

AGENCENEWTON

**EXCLUSIVE**A charming, traditional stone house with separate barn, swimming pool and tennis court set within its 25 acres/10 ha of fields and open views. &nbsp;The property has been upgraded &nbsp;in some areas whilst retaining the traditional feel and character of the old farmhouse.The property consists of:**HOUSE**Separate entrances at garden level into the kitchen and dining hall or via a flight of stone steps up to the Covered Terrace at the rear of the house leading directly into the Sitting Room (30m<sup>2</sup>). With &nbsp;traditional open fireplace &nbsp;with a view out to the front of the property.Leading off the sitting room there are 2 Bedrooms, the master bedroom (18m<sup>2</sup>),dual aspect with en-suite shower room + WC and a &nbsp;twin room (12m<sup>2</sup>) with en-suite bathroom+ WC. Direct access to the covered terrace.A staircase leads up to the 2 x &nbsp;**Attic** Bedrooms, bright rooms with gable end windows and double glazed Velux. The larger bedroom (19m<sup>2</sup>)

- Balcony: 1 Offroad Parking: 4

## Property Description

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HOUSESeparate entrances at garden level into the kitchen and dining hall or via a flight of stone steps up to the Covered Terrace at the rear of the house leading directly into the Sitting Room (30m<sup>2</sup>). With &nbsp;traditional open fireplace &nbsp;with a view out to the front of the property.Leading off the sitting room there are 2 Bedrooms, the master bedroom (18m<sup>2</sup>),dual aspect with en-suite shower room + WC and a &nbsp;twin room (12m<sup>2</sup>) with en-suite bathroom+ WC. Direct access to the covered terrace.A staircase leads up to the 2 x &nbsp;Attic Bedrooms, bright rooms with gable end windows and double glazed Velux. The larger bedroom (19m<sup>2</sup>) with corner washbasin and across the hallway a shower room + WC. &nbsp;A small bedroom (10m<sup>2</sup>) and &nbsp;further &nbsp;shower room+ WC. &nbsp;Linen cupboard in the hallway.&nbsp; Another staircase from the sitting room leads down into the Vaulted Dining Hall (51m<sup>2</sup>) with its traditional chequerboard tiled floor and French doors leading directly to the garden.&nbsp;With the dining area set at one end with feature stone archway leading through to the adjoining kitchen, a games area &nbsp;and lounge area for relaxing. a super versatile space.The modern &nbsp;Kitchen (14m<sup>2</sup>) is fitted with quality units and appliances and has direct access to the front garden and terrace. A &nbsp;utility area (4.3m<sup>2</sup>) with storage at the rear of the kitchen featuring the original &nbsp;bread oven. Door leading out to the rear garden.  
OUTSIDESet apart from the house is the Stone Barn (68m<sup>2</sup>) once a dwelling with original fireplace and stone sink. The roof has been renewed in recent years and there is a connection to electricity and water.Sitting up behind the barn with a woodland backdrop and spacious terraces is the 11m x 5m heated Swimming Pool with corner Roman steps .A woodland path lead through to the fully enclosed Tennis Court with basketball hoop at one end.&nbsp; The 10 Hectares of Land comprise of grassland around the house, fields and copses of oak woodland. &nbsp;ADSL available  
Water Softener  
Heating - open fire + electric panel heaters  
Property tax &nbsp;1,332 euros per year  
Septic tank  
Less than 10 minutes from Catus for daily commerce, fuel station and Primary School. The ?Lac Vert? leisure lake situated at the edge of the village is a popular spot in the summer with its restaurant, bathing beach, picnic and play areas and year round a great spot for fishing.Cahors the principal town of the Lot department is 25 minutes. Historic centre, boulevard with cafes and restaurants, hospital and railway station.1 hour 40 minutes minutes from Toulouse airport, 1 hour 30 minutes from Bergerac airport, 1hour 30 minutes to Agen (TGV).Peace and solitude yet within a few minutes of the amenities of the village. A gem of a property!

## Gallery

