



Superb Architect-designed House with swimming pool and magnificent views,

46150, Catus, Lot, Occitanie

€474,750

Ref: V1897

* Available * 4 Beds * 1 Bath

On approximately 2.5 hectares of enclosed land with an orchard, walnut trees and a well. This house of traditional construction offers comfortable accommodation in a peaceful setting.. Bakery and restaurant ...

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

On approximately 2.5 hectares of enclosed land with an orchard, walnut trees and a well. This house of traditional construction offers comfortable accommodation in a peaceful setting.. Bakery and restaurant within walking distance in the village. 10 minutes from Cazals. 15 minutes from Prayssac, offering shops, restaurants and services..

First Level:

Entrance (5.85 m²) opening onto a fitted kitchen (9.66 m²), Dining room/Living room (30.4 m²) with terrace access. Bedroom (11.7 m²), WC (0.94 m²), parental suite Bedroom (12.4 m²), dressing room and shower room/WC (19.53 m²), linen room (6.93 m²), pantry (6.48 m²), hallway (10.14 m²)

Second Floor: 'Belvédère' office (16.97 m²) opening onto a small terrace, hallway (4.47 m²).

Garden level:

2 bedrooms (16.73 m² and 13.86 m²), 1 shower room (6.09 m²), WC (1.74 m²), large garage (55.28 m²) with workshop area., hallway (12.2 m²), wine cellar (24.4 m²)

Double glazing. Electric inertia heating

SWIMMING POOL 10 x 5m (salt water and with electric cover)

Terrace (25.22 m²) 1 entrance porch (5 m²), Garden shed (21.32 m²) Carport (26 m²) Alarm

