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## Character 7 bed Countryside house for sale in Lot

Cazals , Lot , Occitanie



# €845,000

inc. of agency fees

7 Beds    1 Baths    326 sqm    8.32 ha

Superb mill with dovecote, 3 gîtes, outbuilding and swimming pool, on 8.3 ha of land. in the heart of bouriane, this...

### At a Glance

<b>Reference</b>	MFH-LOT02901	<b>Near to</b>	Cazals	<b>Price</b>	€845,000
<b>Bed</b>	7	<b>Bath</b>	1	<b>Hab.Space</b>	326 sqm
<b>Land</b>	8.32 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Superb mill with dovecote, 3 gîtes, outbuilding and swimming pool, on 8.3 ha of land.

in the heart of bouriane, this property benefits from an exceptional and quiet environment and is located on the outskirts of a village with shops, school and market.

the main house, very bright, has been completely renovated with beautiful materials and offers a living space

of approximately 166 m<sup>2</sup>, with cellar. The ground floor includes a living room, a dining room, kitchen, laundry room, toilet, and an office; and upstairs two bedrooms, a bathroom, toilet, and games room in the dovecote.

the first gîte, adjoining the house and completely renovated, with a surface area of 31 m<sup>2</sup>, has a dining room with access to its private terrace, an equipped kitchen, a large bedroom and bathroom.

the old bread oven houses the second gîte with a surface area of 24 m<sup>2</sup>, with fitted kitchen, living room with fireplace and terrace, shower room and toilet, then an attic bedroom with exposed beams on the first level.

the third gîte, an extension of the barn, with a surface area of more than 100 m<sup>2</sup>, includes on the ground floor an equipped kitchen, living room with fireplace, laundry room, dining room and toilet, and on floor 3 spacious bedrooms and large bathroom, as well as a private terrace.

the barn houses a large workshop of approximately 76 m<sup>2</sup>, and its floor with a surface area of 72 m<sup>2</sup> serves as an exhibition room. Attic. Possibility of transformation into additional lodgings if necessary, or into a gym, artist's studio, etc.

the 10 x 5 m swimming pool and its beaches have been refurbished.

the 8.3 ha land is made up of woods and fields with a spring, a stream and a natural pond, a vegetable garden, shepard's hut.

very beautiful, carefully restored property, nestled in a peaceful and bucolic setting.

## Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	1
Price	€845,000

## Key Information

Year Built:	1800
Internal Area:	326 sqm
Land Area:	8.32 ha

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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