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## Farmhouse with two houses, stables, outbuildings and land in Lot

**Cahors** , **Lot** , **Occitanie**



# €424,000

inc. of agency fees

7 Beds   3 Baths   157 sqm   6.77 ha

Farm property for sale in southwest France with two houses, stables, outbuildings and 6.7 hectares of land.

### At a Glance

<b>Reference</b>	MFH-RHGS607	<b>Near to</b>	Cahors	<b>Price</b>	€424,000
<b>Bed</b>	7	<b>Bath</b>	3	<b>Hab.Space</b>	157 sqm
<b>Land</b>	6.77 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This beautiful farm property is set in a quaint, rural hamlet in the Lot, just a short 25-minute drive from Cahors. The main farmhouse boasts 5 spacious bedrooms, while a separate 2-bedroom gite provides additional accommodation. The property offers charming stone outbuildings, two stables with the potential

for more in the barn, and a delightful swimming pool.

Surrounding the property is 6.7 hectares of land and woodland, complete with bridleways and walking paths, making it perfect for enjoying the natural beauty of the surrounding countryside.

## **The Main House**

### **The first floor**

- Salon (20 sq.m) with insert fireplace, exposed beams and stone walls with parquet floor
- Dining room (20 sq.m) with triple aspect windows and radiator
- Stone arch to Kitchen (10 sq.m) With full range of fitted units, hob and oven, fridge, tiled floor and exposed beams
- Entrance Hall (13 sq.m) Radiator, stairs to first floor, beamed ceiling. Separate WC with basin.
- Shower Room (6 sq.m) Shower cubicle, wash basin, WC, electric heater and towel rail.
- Stairs to first floor

### **The second floor**

- Long landing with sloping ceiling. Bathroom with roll top bath, wash basin, WC and electric radiator.
- Five bedrooms (7 sq.m, 6 sq.m, 6 sq.m, 6 sq.m and 5 sq.m). All with exposed beams and sloping ceilings. Bedrooms 4 and 5 could easily be amalgamated to make a larger master bedroom.

### **The (under) ground floor**

- Under the house, there is a huge barn (53 sq.m) on two levels used for storage, workshops and scope to incorporate into the house and hot water cylinder.
- Further storage area (21 sq.m) to the side with plumbing for washing machines and concrete floor.

## **The Gîte**

- Surrounded by hedges, a small open terrace with door to
- Living room/kitchen (28 sq.m) with corner kitchen, units with tiled worktops, oven and hob and sink unit.
- Living area with wood burner, wooden stairs to first floor and electric radiator.
- Shower Room (6 sq.m) with shower cubicle, wash basin and separate WC.
- Two bedrooms on first floor each about 6 sq.m.
- Lovely covered terrace at side with views over the land and beyond.

## Outside, Stables and Outbuildings

- Separate boiler shed attached to the main house with Chappée oil fired boiler and oil tank to side and extra storage.
- Large stone barn on side of main parking area (48 sq.m on each floor). Cobbled floor and original mangers on ground floor. Scope to create a 2/3 bedroom cottage. **THIS IS A PROJECT!**
- Lean to garage at side (63 sq.m) which could also be used for the conversion. Old chicken run to the side.
- Swimming Pool : Approximate size of 9m x 6m. A chlorine pool to the side of the barn on its own terrace below the house with alarm and its filtration system in an adjacent building.
- Block built stables (32 sq.m) in adjacent field.
- The Land. The whole property extends to about 6,7ha of land comprising a mixture of grazing land both level and sloping in one main block with access to bridleways and to extensive out-riding. The owners used to have endurance horses.

## Additional Information

- There are two septic tanks, the one for the house was constructed in the 1960's but does not currently conform to the regulations but the one for the gite is more modern and does conform.
- The buildings offer a great deal of potential for alternative uses subject to the usual permits.
- There is potential to reconfigure the bedrooms on the first floor if required.

## The Area and Access

- The property is located less than 30 minutes from Cahors with all its facilities, shops and restaurants.

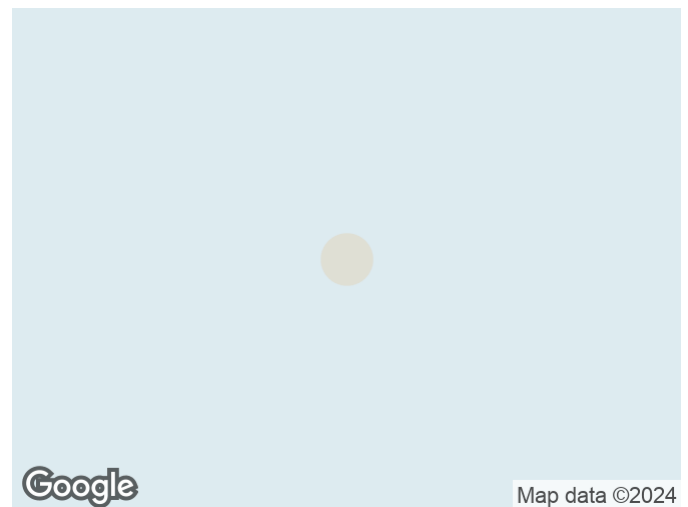
## Summary

Property type:	Farmhouse
Bedrooms:	7
Bathrooms	3
Price	€424,000

## Key Information

Year Built:	1860
Internal Area:	157 sqm
Land Area:	6.77 ha
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	1
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

## Location: Occitanie



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