

Great value for money! Old stone barn to convert! A fantastic project in the Lot!!



## INFORMATION

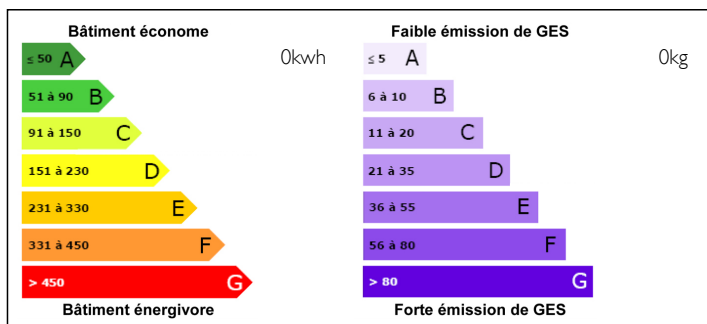
Town:	CATUS
Department:	Lot
Bed:	1
Bath:	1
Floor:	135 m2
Plot Size:	140 m2



## IN BRIEF

Old stone barn to be renovated, with a footprint of about 135m2 over three levels. It is located in a peaceful hamlet near the village of Catus in the Lot. The roof has been redone.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This property is situated in a region well known for its natural beauty and historical sites. Also it offers great walking and biking routes as well as its famous vineyards!! The main part of the building already has a new roof and a 1st floor over approximately half of the ground floor +/- 135m<sup>2</sup> over three levels. There is a courtyard area in front of the barn for parking but the barn also has its own garage and a piece of land at the side of the building for a possible terrace. Water and electricity on site. The septic tank is certified. Very attractive setting in a country hamlet within 3km of main amenities.

Building has been well maintained by the present owner. Permission has been granted for conversion into a residence.

Amenities: Close to village (3km) with café/restaurants, supermarket, hairdressers, bakers, garage.

Main towns: Cahors at 25km, Gourdon 30km, Prayssac 20km

Main Railway stations: Cahor et Gourdon with links direct to Paris or Toulouse

Main Airports: Toulouse 140km (1h30min) Bergerac 90km (1h20min) Brive 80km (58min) or Bordeaux 230km (2h30min)

## NOTES