

Spacious modern house with pool and grounds, offering flexible accommodation in a delightful rural setting.



## INFORMATION

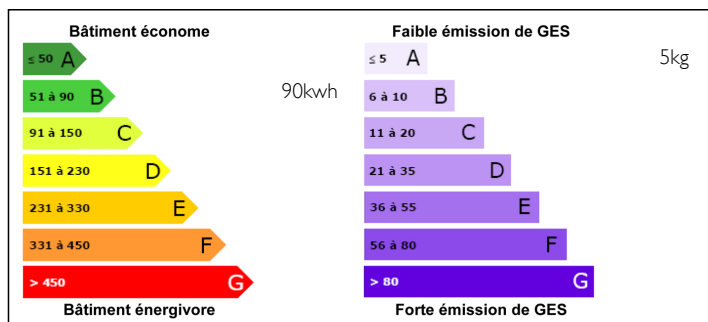
Town:	Catus
Department:	Lot
Bed:	6
Bath:	7
Floor:	300 m2
Plot Size:	12855 m2

## IN BRIEF

Tastefully modernised 3-bedroom house and converted outbuildings, set well back from a country lane near the village of Catus, offering up to 320m2 of flexible accommodation with 3 en-suite bedrooms, a vast kitchen with pantry, office, dining room and living room in the main house. A recently-installed heat pump, double glazing, underfloor heating, loft insulation, rainwater catchment system and hot water solar panels ensure low running costs. In the adjoining outbuildings are 3 additional en-suite bedrooms, a garage/workshop, garden room and 2 summer kitchens. Outside is a heated swimming pool (12x6m) with new liner and skimmers, 1.3 hectares of grounds with a boules court, terraces and covered parking

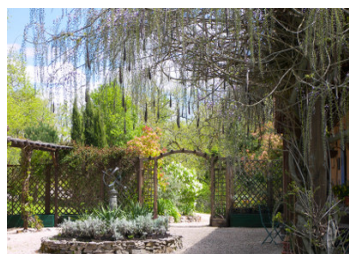


## ENERGY - DPE



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

In the entrance hall of the single-storey main house is a shower room with WC and washbasin and a range of built-in cupboards. Off the hall is the large kitchen (6.1x5m) with adjoining pantry. All white goods are included in the sale. The kitchen leads into the dining room (5.1x3.7m) and the light, airy living room (7.4x6.4m). Off the living room is an office (5.3x3.7m) and a corridor leading to the 3 en-suite bedrooms 4.4x4.02, 4.4x4 and 4x3.84. The presence of a separate entrance offers the possibility of converting bedrooms 2 and 3 into a self-contained annex.

Across the courtyard from the main house is an outbuilding with a garage/workshop and 2 en-suite bedrooms, each 25m<sup>2</sup>.

A second outbuilding, adjoining the pool, has another en-suite bedroom (35m<sup>2</sup>), a garden room, summer kitchen, hot tub area and pool house. Furnishings are available by separate negotiation.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1331 EUR**

## NOTES