

Character stone farmhouse with exceptional energy efficiency, outbuildings & land in a peaceful hamlet



INFORMATION

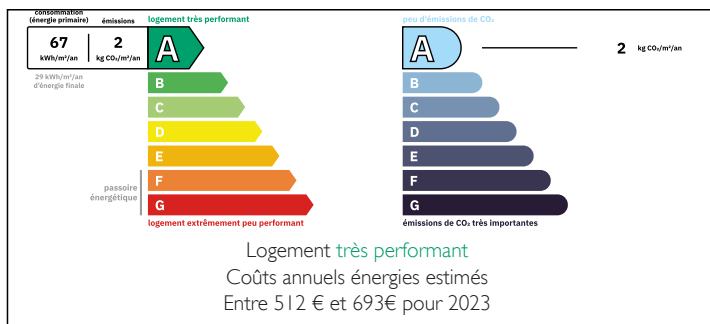
Town:	Catus
Department:	Lot
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	6600 m2

IN BRIEF

Character stone farmhouse with separate barn (own address) on 6,600 m² in a peaceful hamlet near Catus. Energy-efficient home (A/A), large convertible barn ideal for gîtes or business, beautiful views, vegetable garden, water cistern, and outbuildings. Only 20 min from Cahors and 15 min from the A20 motorway.



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.



LOCAL TAXES

Taxe foncière: **810 EUR**

NOTES

DESCRIPTION

Set in the heart of a picturesque village steeped in history, with the beautiful Saint-Hilaire church, traditional fountain and wash house, this wonderfully maintained stone property combines the authenticity and charm of traditional Quercy architecture with modern comfort.

THE MAIN HOUSE

South-facing and offering approximately 81 m² of living space, the house is arranged around an open-plan kitchen and living area, with three bedrooms. The layout is particularly flexible, with no structural dividing walls, offering plenty of scope for future adaptation.

One of the property's outstanding features is its exceptional energy performance: DPE A / GES A, with remarkably low energy consumption — a rare achievement for a traditional stone property in the Lot.

The house benefits from:

Air-to-water heat pump

Combined solar heating system

Steel radiators

Original stone fireplace flue

Excellent insulation, including 30 cm of blown glass wool insulation to the ceilings of both the cellar and attic.

The property also offers a particularly generous 81 m² cellar, in excellent condition and with a ceiling height of approximately 2.60 m, together with an accessible attic of approximately 81 m².

Outside, a spacious 30 m² travertine terrace (approximately 17 m x 1.80 m, with 6.80 m covered) provides a lovely south-facing outdoor space.

There is also an underground 13,000-litre rainwater tank beneath the terrace, collecting water from the gutters of both the house and barn. A petrol-powered pump provides water for garden irrigation.