

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

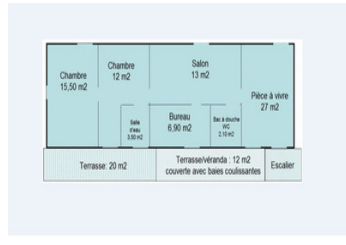


INFORMATION

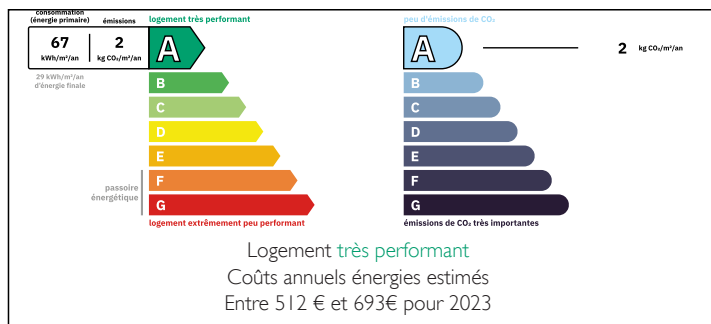
Town:	Catus
Department:	Lot
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	6600 m2

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.

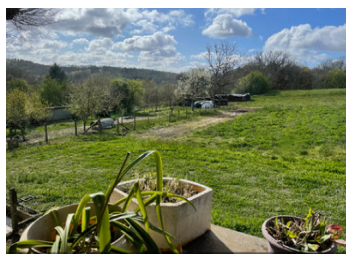


ENERGY - DPE



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

Nestled in the peaceful and authentic hamlet of Salvezou, just 3 km from Catus with its shops, schools, medical centre and lake, and only 20 minutes from Cahors, this beautifully maintained stone property combines traditional Quercy charm with exceptionally high energy efficiency.

The property enjoys a privileged setting in a historic hamlet, close to the remains of an old château, including a remarkable medieval tower, and a traditional stone washhouse. All village utilities – electricity, telephone, ADSL and fibre – are underground, preserving the character and views of the hamlet.

The main house – 81 m²

South-facing and filled with natural light, the house offers a comfortable layout with:

A separate fitted kitchen, welcoming living room and two bedrooms

Exceptional energy performance: DPE A / GES A

Air-to-water heat pump and combined solar system
Traditional Godin wood-burning cooker, providing additional heating and energy savings

Smart thermostatic radiators controllable via smartphone

Excellent insulation, including 30 cm of blown mineral wool in the attic

A large, dry 81 m² cellar and an 81 m² attic

A beautiful 30 m² travertine terrace, partly covered

A 13,000-litre underground rainwater tank for garden irrigation

Most of the existing furniture can remain, allowing for immediate occupation or a turnkey rental project
Grounds & outbuildings

The property sits in over 6,600 m² of attractive grounds, including a fruit orchard, a fenced 300 m² poultry area with small shelters and mature ornamental trees, including beautiful albizias.

A 88 m² stone outbuilding is located close to the house and could be used as a workshop or garage.

The real highlight...