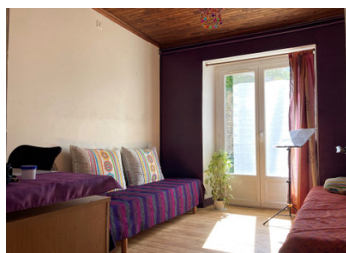


Property comprising a single-story house of nearly 1883 sq ft and outbuildings set on over more than 37 acres



INFORMATION

Town:	Catus
Department:	Lot
Bed:	5
Bath:	2
Floor:	173 m2
Plot Size:	150000 m2



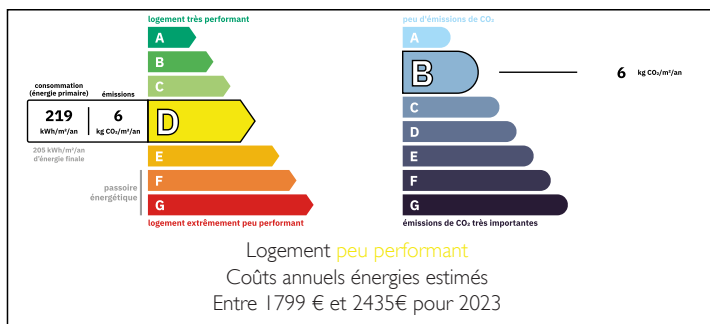
IN BRIEF

Farm property comprising a single-story main house of nearly 175 m² (1,883 sq ft) and outbuildings set on over 15 hectares (37+ acres).

The house features 8 rooms, including 5 bedrooms and 2 bathrooms.

3 outbuildings of approximately 200 m² (2,152 sq ft) each, plus small barns. Total usable floor area of nearly 900 m² (9,687 sq ft).

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: 1000 EUR

NOTES

DESCRIPTION

Farm property comprising a single-story main house of nearly 175 m² (1,883 sq ft) and outbuildings set on over 15 hectares (37+ acres).

The house features 8 rooms, including:

2 living rooms (43 m² and 30 m² / 463 sq ft and 323 sq ft)

Kitchen (18 m² / 194 sq ft)

5 bedrooms

2 bathrooms

Heating: Wood-burning stove with heat distribution system, supplemented by electric heating.

Sanitation: Mains drainage / Connected to public sewer.

Outbuildings & Features:

3 outbuildings of approximately 200 m² (2,152 sq ft) each

A processing room / food lab compliant with European standards

Small barns / outbuildings

Total usable floor area nearly 900 m² (9,687 sq ft)

Situated in a peaceful environment, just 7 minutes from all local amenities and shops.

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