

UNDER OFFER - Small farmhouse typical Lot, 3 bedrooms, barn, outbuildings,



INFORMATION

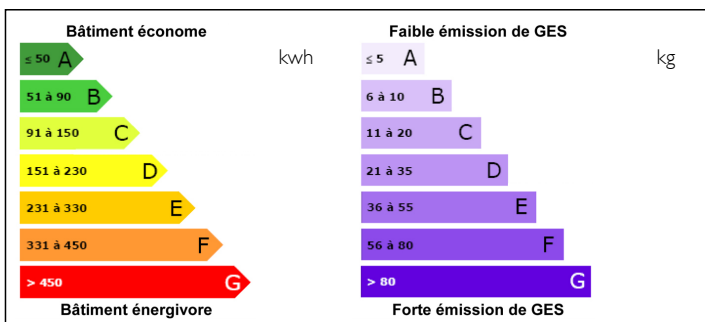
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|-------------|---------|
| Town: | Calès |
| Department: | Lot |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 125 m2 |
| Plot Size: | 1268 m2 |

IN BRIEF

With its stone wall, this former farmhouse and its outbuildings is a typical postcard of the Lot. The house has been fitted out with a kitchen/dining room on the ground floor with a large inglenook fireplace, a vast living room with its own fireplace, and a very large independent bedroom on the first floor. Many attractive features have been preserved, such as the huge inglenook fireplace, the adobe floor, half-timbering and beautiful beams: the house is full of charm. Upstairs, you'll find two large bedrooms, which could be enlarged using the attic. The house is in very good structural condition and requires no immediate work for a holiday home. For a permanent home, you'll need to install a heating system / revise the windows for greater comfort, but nothing insurmountable! It's a jewel typical of the Causses, with its rock cellar, low stone walls and small barn on a lovely sunny plot:...



ENERGY - DPE



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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 DETAIL :

Pretty stone house typical of the Lot, approx. 124 m2, semi-detached on a courtyard, comprising kitchen/dining room with inglenook fireplace, living room with fireplace, shower room-WC, large independent bedroom (direct access to garden), storeroom/garage; upstairs, two large bedrooms, attic. Pretty garden with fruit trees and an independent stone barnette.

Ground floor

- Kitchen-dining room: 30.75 m2 with large inglenook fireplace
- Living room: 34 m2 with fireplace
- shower room / WC: 3 m2
- bedroom 1: 26.00 m2 with private access to the garden
- storeroom / garage : 22.50 m2

1st floor

- Bedroom 2 (ground floor): 25 m2
- Bedroom 3 (ground floor): 20 m2
- Attic: 50 m2

OUTBUILDING :

Barn of 35 m2

TECHNICAL SIDE

- Septic tank
- Wood-fired heating (inglenook fireplace) and convector heaters
- Single-glazed windows
- Frame and roof in very good condition
- Small barn in need of renovation

LOCATION

• Calès is a small village in the Lot department, in the Causses du Quercy Natural Park, between Souillac and Rocamadour; the Dordogne is 10 minutes away by car (via Lacave); Gramat is 25 minutes away.

• Payrac, a small village with local shops, services and

NOTES