

Character stone farmhouse with separate barn (own address) on 6,600 m² in a peaceful hamlet near Catus.



INFORMATION

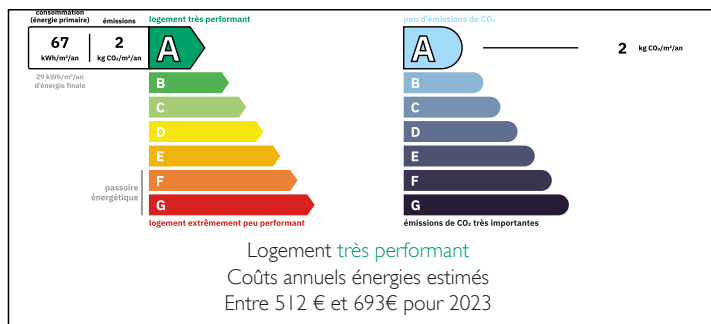
Town:	Catus
Department:	Lot
Bed:	2
Bath:	1
Floor:	88 m ²
Plot Size:	6600 m ²

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 a quiet and charming hamlet in Salvezou (290 m altitude), this authentic Lot farmhouse offers a rare combination of peaceful countryside living and strong business potential.

The property sits on 6,600 m² of land with open views, a large vegetable garden, chicken coop, and its own water supply via a 12,000 L rainwater cistern—ideal for a self-sufficient lifestyle.

Despite the tranquil setting, amenities are close by: just 3 km from Catus (shops, schools, medical centre, lake) and 20 km from Cahors, with the A20 motorway only 15 minutes away.

Main House – 81 m² (Energy Rating A/A)

A beautifully maintained south-facing stone house combining traditional charm with modern comfort:

Living space: 81 m²

Layout: 4 rooms

Exceptional energy rating (A/A) – rare for a traditional property

Heating: air-to-water heat pump + combined solar system

Excellent insulation (30 cm glass wool)

Additional spaces:

Full basement (81 m²) with 2.60 m ceiling height

Accessible attic

Stone chimney flue

Outdoor living:

Travertine terrace (17 m x 1.8 m, incl. 6.8 m covered) overlooking the garden

Outbuilding – 88 m²

Located just 5 metres from the house:

Stone building, partially to renovate

Ideal for workshop, garage, or artisan activity

Includes small former stables (perfect for poultry or small livestock)

Barn with Independent Address – Major Opportunity

A standout feature of this property:

Large stone barn with its own postal address