



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7988

• House - Cazals •



DETAILS

Land surface: 415750 m²

Number of bedrooms: 18

Number of levels: 1

Type of heating: Electrique, fuel et bois

Drainage/sewage: Septic tank

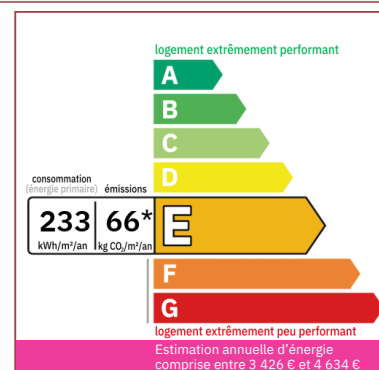
Swimming pool: Yes

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



This exceptional and rare property will offer you serenity, as it is located in a true haven of peace. Its infrastructure, perfectly suited for rental investment, could be the ideal opportunity for a career change.

650 m² living

415 750 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://www.valadie-immobilier.com>

frederique@valadie-immobilier.com

Price fees included

720 000 €

Agency fees: 4 % VAT included*

Price without fees: 692 500 €

*The agency fees are entirely at the cost of the purchaser



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A long drive leads to the heart of this typical old farmhouse, offering complete privacy, no neighbors, and no disturbances. This drive will allow you to discover a property partly built of stone, comprising a 200 sq m Périgord-style house, six barns (22.82 sq m, 7.78 sq m with a canopy and mezzanine, 141.18 sq m, 66.61 sq m with attractive stone posts, and adjoining a 42 sq m barn with a rear canopy), another 131.09 sq m barn, and a final 216.09 sq m barn with an unobstructed view, all nestled in 42 hectares of lush greenery, approximately 10 minutes from Cazals with its weekly market, in the heart of the Bouriane natural region, halfway between the valleys of the Dordogne and Lot, on one of the routes of the Camino de Santiago (Way of St. James).

Ideally situated amidst its grounds, this farmhouse, with its antique character, is just waiting to be brought back to life and regain all its charm. Some parts date back to 1808 or 1824, and others are likely even older, such as the four gariottes (traditional stone huts) scattered across the land, as well as other surprises!

Another, more recent building, constructed in the 1980s, comprises six habitable annexes: one for eight people, four for four people, and one for ten people. Each annex includes an open-plan living area with a kitchen, one or more bedrooms, one or two bathrooms, and sleeping areas on a mezzanine, depending on its capacity, but each also has its own private terrace. A games room with a pool table and foosball table has been added, along with a laundry room or office. Perhaps now is the time to embark on a new life by creating a holiday village, an educational farm, or something similar.

Single glazing throughout, except in the games room.

Electric heating.

Non-compliant septic tank.

This Périgord-style house, set back enough to ensure privacy, comprises a 24.38m² covered terrace leading to the entrance hall with a 24.71m² open fireplace (a cantou). The entrance hall opens onto a 49.44m² living/dining room with a fireplace enclosed by an insert, a 24.32m² kitchen, and a landing or bedroom with a staircase (11.21m²). Downstairs, there is a 12m² bathroom. Upstairs, a 14.82m² landing leads to the dovecote and provides access to three bedrooms: one measuring 14.28m² with a mezzanine and shower room, a second bedroom of 17.43m², a third bedroom of 23m²,

