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Stone farmhouse with traditional features.

Close to village with amenities.

Classic French rural location.

Attached stone cottage for development.

Pool and low maintenance garden.

DPE and GES - see report online



La Fermette
Cardaillac, Nr Figeac46100

€285,000

This pretty house and cottage is located in a quiet corner of the Lot, on the edges of Quercy, one of France's ancient Occitane provinces, among wooded hills.

The farmhouse is south facing and built of stone, with an open aspect, a wealth of exposed beams, a lovely suntrap terrace and an 8mx4m swimming pool with telescopic cover. The principal house comprises 3 bedrooms, 2 bathrooms, large salon, dining room, kitchen, a workshop and 2 cellars(caves). It is used as a second home by present owners, and is ideal for family holidays. The large garden is mainly down to grass plus has walnut, cherry and other mature trees and shrubs. Because the property is used as a holiday home the gardens have been designed to be low maintenance. The adjoining small stone cottage is included in the sale and is seen as a potential development opportunity, either as a gite or as a means of extending the farmhouse. The property is situated 2km from the pretty village of Cardaillac which has a wide range of amenities including a boulangerie. It is also 7km from the large Roman/medieval town of Figeac.

Access to the property is straightforward, it is 20 mins from Figeac train station, 30 mins from the A20 and 6 hrs drive from Paris. International airports are at Rodez [1 hr] and Toulouse [2 hrs].

FARMHOUSE

Salon 37m2

Exposed timbers and large wood burner insert fireplace with glass door. There are large double doors leading from the Lounge to a small patio, a further opening window with Juliet balcony overlooks the terrace, gardens and swimming pool.

Mezzanine bedroom 3 16m2

A double bedroom with velux window and small storage cupboard.

Dining room 27m2

Large inglenook fireplace with Godin wood burning stove. Electric Radiator

Bedroom 2 13m2

Exposed beams and storage cupboard. Electric Radiator

Wetroom 7m2

With shower, toilet, and vanity unit. Large electric towel radiator.

Kitchen 8.5m2

Gas hob and electric oven. Electric radiator. Washing machine connection

Granary Bedroom 1 22 - 44 m2

With exposed timbers and two Velux windows. Two electric Radiators.

Bathroom 2 8.5m2

With toilet, vanity unit and bath with shower over. Large electric towel radiator. Washing machine connection.

Workshop 45m2

Cellar 1 20m2

Large storage water heater and a washing machine connection

Cellar 2 15m2

GITE

For development. The gite is attached to the principal house and so could either be developed to become an extension to the farmhouse or be used as a separate gite.

Living room 28m2

With wood burner

Kitchen 6m2

Bedroom 28m2

GARDENS AND GROUNDS 1500m2

Main terrace Approx 50m2

Top terrace Approx 10m2

Stone built well

Working, used for garden purposes.

Swimming pool 8m x 4m

Telescopic cover assists solar heat gain. The swimming pool has open views and is secluded from passing vehicles

Gardens

Mainly down to grass, with well established trees and shrubs, including fruiting cherry and two Walnut trees. Two parking areas suitable for 4 cars

ADDITIONAL INFORMATION

Wood burners in Salon(insert) and Dining room(Godin stove). All rooms have electric panel heaters(except mezzanine bedroom).

Electric storage water heater in Cave1.

Septic tank drainage.

140 + 60 sq metres of habitable accommodation Land area of 1500 sq metres.

Satellite television aerial.

Tax Fonciere = €680 Tax d'Habitation = €400

ABOUT THE AREA

The department of the Lot and neighbouring departments offer many opportunities for summer activities. You will find not just popular tourist sites but many gastronomic, musical and religious possibilities. Figeac, an ancient town, has a substantial heritage in particular - Roman artifacts, medieval buildings and connections with the town's famous son Champollion, who de-coded the Rosetta Stone. Figeac is also a popular visitor destination for its large, weekly farmers' market and street café style.

Further afield, the valleys of the Lot and Dordogne rivers to the south and west offer many activities for all ages and energies, whereas the hill/mountain country of the north and east provide widespread opportunities for walking and climbing, and more waterways to explore.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.