

Stone ensemble of a stylish, renovated farmhouse, 2 further stone properties, pool and views on 8 ha of land



INFORMATION

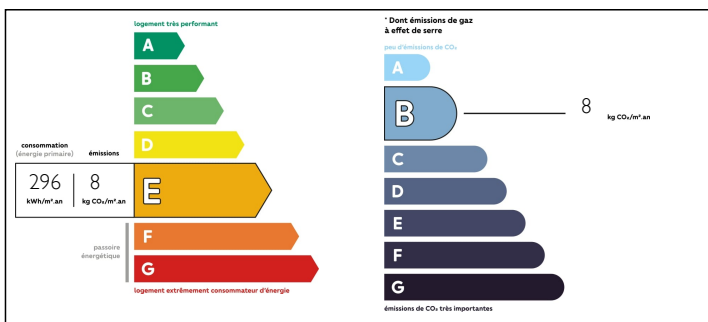
Town:	Barguelonne-en-Quercy
Department:	Lot
Bed:	9
Bath:	6
Floor:	400 m2
Plot Size:	80768 m2



IN BRIEF

Beautifully located, only 8 km from Montcuq, very private, without being isolated. So much potential for this stone domain. It offers great rental possibilities (gîtes) or it is a perfect property for several families wanting to live together on the same plot. There are 3 stone houses, 2 garages, 2 workshops and a swimming pool, all surrounded by 8 ha of grassland and woodland. The 3 houses benefit from double glazing, and all septic tanks conform to current standards. Nicely decorated and presented, this property is ready to move into.

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: 1943 EUR

NOTES

DESCRIPTION

MAIN FARMHOUSE (180 m²): this property has a new roof (2018), has been partially rewired and benefits from central heating with pellet burner, double glazing, septic tank fully conforming

FIRST FLOOR : exterior stone steps leading to :

Veranda (23,3 m²)

Kitchen (20,5 m²)

Living/dining room (33,21 m²) with doors to veranda and side balcony, with fireplace/wood insert

Small hallway leading to :

Bedroom 1 (14,25 m²) with fitted wardrobes

Bathroom (7,15 m²) with wash basin, bath, WC

Bedroom 2 (17,65 m²)

GARDEN LEVEL :

Summer kitchen (30 m²) with stone walls, exterior door

Utility room/boiler room (22,35 m²)

Bathroom (4,55 m²) with wash basin, shower and WC

Bedroom 3 (30,85 m²) with vaulted ceiling

STONE BUNGALOW (145 m²) :this property benefits from underfloor heating (electric), double glazing, fiber internet connection and a fully conforming septic tank.

Entrance hall (6,4 m²) with built-in storage

Living room (20,15 m²) with fireplace with insert, staircase to mezzanine bedroom 3 (30,35 m²) with en suite bathroom (4 m²) with wash basin, shower and WC

Dining room (15 m²) with doors to covered terrace (27 m²)

Kitchen (17,75 m²) fully fitted, with doors to covered terrace

Hallway (5,95 m²)

WC (2,8 m²) with wash basin

Bedroom 1 (14,65 m²)

Utility room (9 m²) with pantry (2 m²)

Bedroom 2 (15,15 m²) with dressing (2,85 m²) and access to bathroom.

Bathroom (10 m²) with twin wash basin, shower, sunken bath