

A truly unique former farmhouse in a stunning elevated location with spectacular views.

## EXCLUSIVE

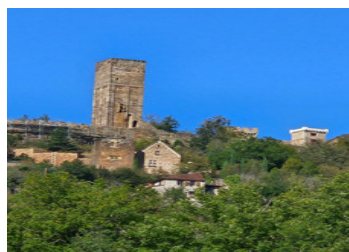


## INFORMATION

Town:	Saint-Laurent-les-Tours
Department:	Lot
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	18842 m2

## IN BRIEF

Situated in a designated historic area. A truly unique former farmhouse near the summit of Saint Laurent les Tours, adjacent to the historic chateau. Offering spectacular views over Saint Cere and the northern Lot countryside. Close to the Dordogne and Cere valleys in a truly beautiful part of France. Houses like this are extremely rare!



## 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

Rumoured to have a private tunnel up to the chateau of Saint Laurent-les-Tours, this former farmhouse offers a unique lifestyle opportunity. Set within just over 4.5 acres of grounds, the house is accessed via a long private driveway winding up the hillside and opening on a parking area set below the imposing stone house and its own dilapidated tower – one of several located on this historic site formerly owned by the Viscounts of Turenne.

The views from the house and gardens are truly magnificent with a large deck area taking full advantage of these. Below, Saint Cere unfolds before you surrounded by the heavily forested volcanic hills so typical of the part of the northern Lot.

From the parking area, stone steps lead up to the main entrance door which opens directly onto:

### Ground Floor

- Lounge (5.56m x 4.78m) – a beautiful room glorious views overlooking the valley, large inglenook fireplace with red enamel wood burner, beamed ceiling and pine stripped flooring. Oak staircase to first floor.
- Shower room with WC, basin and large shower.
- Kitchen/dining area (5.97m x 4.2m) – with a range of oak and painted kitchen units, gas/electric piano cooker, wood burner, double butler sink, beamed ceiling and quarry tiled floor. Double patio doors leading to:
  - Wooden deck area with breath-taking views!
- Bedroom 2 (3.63m x 4.45m) – with oak-stripped flooring, ceiling beams, handbasin and door to garden.

### First Floor

- Bedroom 3 (3.72m x 4.6m) – with oak-stripped flooring, ceiling beams and handbasin.
- Games Room (5.1m x 5.57m) – open to...

## NOTES