

**UNDER OFFER - Charming Quercy stone house with 6 bedrooms, enclosed courtyard, geothermal heating system, barn and 2 pools, very private location on 3,4ha. Ideal for horse...**



## INFORMATION

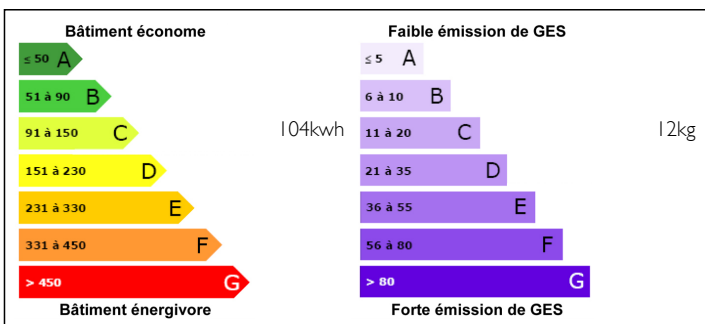
Town:	CASSAGNES
Department:	Lot
Bed:	6
Bath:	2
Floor:	242 m2
Plot Size:	33990 m2



## IN BRIEF

This large property offers you tranquillity and privacy, although it is located only 10km from the lovely market village of Prayssac with shops and restaurants. Beautiful views from the decked terrace over the pool and the surrounding woodland. An ideal family home and a "Must see"!

## 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

<b>Taxe foncière:</b>	<b>1384 EUR</b>
<b>Taxe habitation:</b>	<b>478 EUR</b>

## NOTES

## DESCRIPTION

### MAIN HOUSE

GROUND FLOOR (underfloor heating throughout).  
Kitchen/Dining room (approx. 39,5 m<sup>2</sup>), floor tiles, exposed beams and stone walls, sliding French doors leading onto courtyard, sliding French doors leading onto covered terrace with wood decking (approx. 45 m<sup>2</sup>), door leading into cellar (approx. 21,5 m<sup>2</sup>), from cellar door leading outside to storage covered area at back of the house.

Set of steps from kitchen leading into

Snug (approx. 25 m<sup>2</sup>), wooden floor boards, exposed stone walls, large fireplace with wood burning stove, French doors leading onto courtyard, door leading into

Office (approx. 11 m<sup>2</sup>), wooden floor boards.

From snug door into

Bathroom (approx. 5,5 m<sup>2</sup>), floor tiles, bath tub with shower attachment, sink, toilet.

Wooden staircase from snug onto

FIRST FLOOR (wood laminated flooring).

Landing (approx. 2,6 m<sup>2</sup>), wood laminated flooring.  
Bedroom 1 (approx. 14 m<sup>2</sup>), wood laminated flooring, air con.

Bedroom 2 (approx. 12 m<sup>2</sup>), wood laminated flooring, air con.

GROUND FLOOR

Living room (approx. 39 m<sup>2</sup>), floor tiles, wood burning fire place, sliding French doors onto courtyard.

Utility room (approx. 13 m<sup>2</sup>), W.C., connection for washing machine, sink, door leading onto courtyard.

Bedroom 3 (approx. 20 m<sup>2</sup>), , wooden floor boards, door leading outside.

Bedroom 4 (approx. 9,7 m<sup>2</sup>), floor tiles, door leading outside.

Playroom/dressing (approx. 8,5 m<sup>2</sup>), floor tiles.

Wooden staircase from

Living room onto

FIRST FLOOR

Landing (approx. 1,4 m<sup>2</sup>), wooden floor boards.

Bedroom 5 (approx. 7 m<sup>2</sup>), wooden floor boards.

Bedroom 6 (approx. 20 m<sup>2</sup>), air con, wooden floor boards.