

A spectacular modern home in the heart of the historic northern Lot close to the Dordogne and Cère valleys.



## INFORMATION

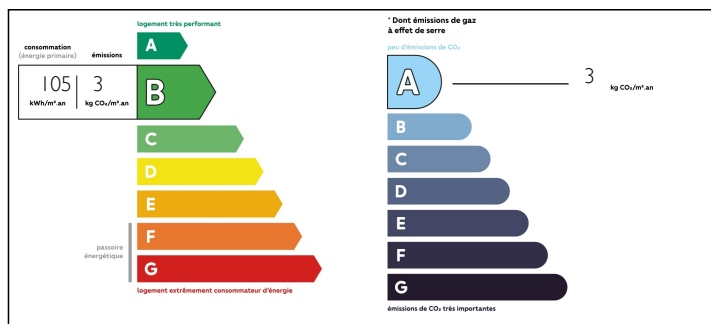
Town:	Saint-Céré
Department:	Lot
Bed:	3
Bath:	3
Floor:	178 m2
Plot Size:	5769 m2

## IN BRIEF

An exceptional modern take on a traditional Quercy mansion house using traditional architectural styles and quality materials. Beautifully presented this house is ready to be enjoyed as a holiday home or permanent residence.



## 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.



## DESCRIPTION

This beautiful individually designed house was built in 2010 to the highest specification using traditional styles and local stone complementing the historic local village. Set in approximately 1.5 acres with full planning approval for a further two-storey extension it has the potential to be used as a holiday home or permanent residence.

The core of the house presents a large climate controlled open-plan living area (stone floor with underfloor heating/cooling and bespoke stone fireplace) comprising a 52m<sup>2</sup> lounge/ dining area and adjoining 20m<sup>2</sup> kitchen. Oak joists and beams add warmth and a traditional ambience to this wonderful space.

The beautiful fully fitted kitchen features a work-station island, a free standing 'Godin' cast iron cooking range (with double ovens), integrated dishwasher, double sink and black granite-effect worktops.

Additionally, there is a separate utility area, ground floor day/bedroom with ensuite and walk-in wardrobe, WC and inner hall opening on to a covered dining area overlooking the vast stone terrace and gardens.

A custom-built oak staircase leads to an open-plan office area and two further large bedrooms with ensuite facilities and fitted wardrobes.

The first floor boasts solid oak flooring throughout and reverse air conditioning/heating.

The property offers many other features with so much attention to detail that will attract discerning buyers looking for a high specification home in a rural, safe and beautiful area of France.

The exterior of the property is secured by electric gates and security cameras. The perimeter of the property is surrounded by attractive curved stone

## NOTES