

Fully renovated and extended stone farmhouse with 4 bedrooms, 2 bathrooms, pool & garage on 3.6 ha of land



INFORMATION

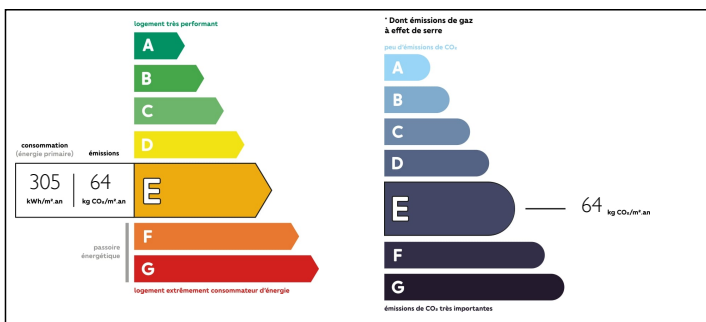
Town:	Porte-du-Quercy
Department:	Lot
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	36683 m2



IN BRIEF

This property is very privately situated, without any close neighbours and offers views over the surrounding valleys. Easy to maintain gardens surround the property and pool, with shrubs and trees, an orchard and space for a vegetable plot. The property itself is light and bright, with good sized rooms. The garage (84 m2) is fully insulated, has several windows, and could easily be converted to a gite. A very nice permanent or holiday home.

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: 1099 EUR

NOTES

DESCRIPTION

GARDEN LEVEL:

Kitchen (26 m²) newly fitted kitchen, fully equipped, with open plan dining room, stairs to sitting room

Veranda (15,25 m²) with sliding doors

Utility room (12 m²) with summer kitchen and mezzanine

Boiler room (11,25 m²) with boiler for oil fired central heating, electric hot water tank

UPPER GARDEN LEVEL:

Sitting room (30,85 m²) with fireplace with wood burner, wood flooring, exposed stone walls, beams, original stone sink, dual aspect

Bedroom 1 (14,75 m²) with stone walls, beams, dual aspect, en suite bathroom (3,60 m²) with wash basin, shower and WC

Entrance hall (25 m²) with WC (1,65 m²) with wash basin, and store room (2,60 m²)

Bedroom 2 (20,25 m²)

Jack and Jill bathroom (11,75 m²) with wash basin, bath with shower, WC

Jack and Jill WC (1,85 m²) with wash basin

Bedroom 3 (23,85 m²)

FIRST FLOOR:

Tower room/bedroom 4 (29,45 m²) with WC and wash basin - currently used as office and art studio

Access to loft space (40 m²) used for storage

EXTRA:

Garage (84 m²) fully insulated, some internal walls and windows, could easily be converted to a 2 bedroom gite

Covered terrace (30 m²) with BBQ area

Salt water swimming pool (10 m x 5 m) with Roman steps, fioul heated, electric cover, large sun terrace

Access to pumped Lot river water (cheap water for garden etc)

Landscaped gardens surrounding the property

Orchard & woodland

Montcuq: 12 km

Prayssac: 16 km

Montayral/Fumel: 17 km

Cahors: 30 km