

Stone ensemble to be renovated : 2 stone houses, pigeonier, large barn, garage, stables on 3650 m of land



INFORMATION

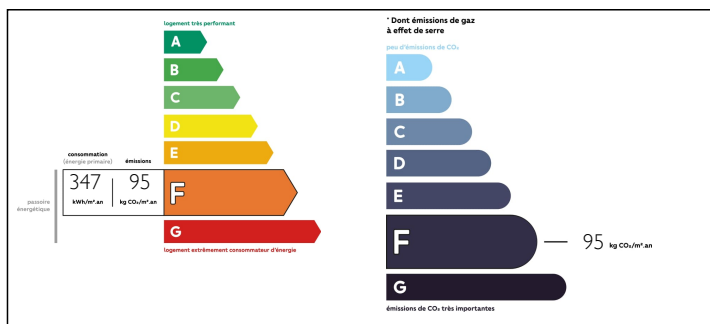
Town:	Porte-du-Quercy
Department:	Lot
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	3650 m2



IN BRIEF

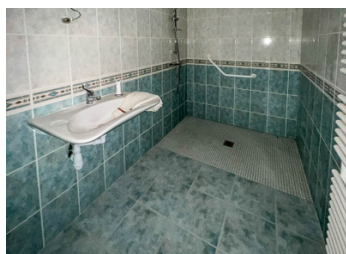
The main house has been partially renovated, but work has been abandoned. There is however water and electricity in the main house, as well as double glazing. A second, smaller, stone property is in need of full renovation. Some of the outbuildings are in very good condition such as the pigeonier dating back to 1725, a large barn/garage ideal for storage etc. Others, such as the stables and smaller barns, only have the walls left standing, no roof. A lot of charm and authenticity for this stone property with the original bread oven intact, large wine barrel in one of the barns. All in all, a charming stone property to be renovated with lots of possibilities, situated in the centre of a small village with some amenities. Lunch at the local village restaurant is not to be missed !

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

MAIN HOUSE (135 m²) :

GROUND FLOOR :

Entrance hall (11 m²)

Living room (25,4 m²) with fireplace

Kitchen/dining room (22,62 m²)

Pantry (12,78 m²)

Hallway (5,85 m²) with exterior, back door

Bathroom (5,5 m²) with wash basin, shower

WC (1,65 m²)

FIRST FLOOR :

Bedroom 1 (11 m²) with access to attic

Bedroom 2 (14,5 m²)

Bedroom 3 (24,5 m²)

The main house benefits from double glazing throughout, wooden shutters – needs to be connected to mains drainage.

LOCAL TAXES

Taxe foncière: **579 EUR**

EXTRA :

Second stone house to be renovated, approximately 35 m² on 2 levels (70m² in total), with fireplace in main living area

Stone barn (150 m²) main area in very good condition, old bread oven (intact)

Pigeonnier (12,75 m² on 2 levels, dating back to 1725

Small outbuildings such as stables (100 m²), garage (55 m²) : walls in fairly good condition, but no roof

Easy to maintain garden surrounding the property (3650 m²) – partially grassland

NOTES

Serignac: 4,5 km

Tournon d'Agenais: 10 km

Montcuq: 13 km

Montaigu de Quercy: 13 km

Puy L'Eveque: 15 km

Montayral/Fumel: 17 km

Cahors: 32 km

Villeneuve sur Lot: 35 km

Bergerac airport: 82 km

Toulouse airport: 106 km

Information about risks to which this property is exposed is available on the Géorisques website :