LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A26775SGU46 Price: 430 000 EUR

agency fees to be paid by the seller

Stunning traditional stone Quercy farmhouse with pool on 8.6 hectares, offering picturesque countryside views.















INFORMATION

Town:	Mauroux
Department:	Lot
Bed:	4
Bath:	1
Floor:	189 m2
Plot Size:	86237 m2

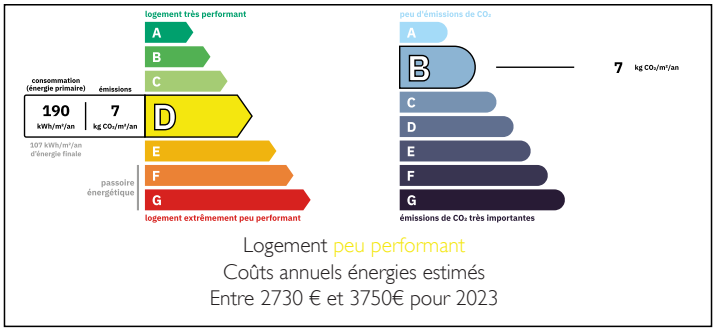
IN BRIEF

Located in the heart of the Lot countryside, this four-bedroom farmhouse has been sympathetically renovated to a high standard. Retaining original features with a modern twist, it is both comfortable and cozy. It has three terraces, a grange, and a covered veranda, offering panoramic views from all directions.

This property also includes a rare opportunity with a touristic license for 1.4 hectares of the land.

Just 15 minutes by car to a large commercial area, you benefit from a countryside location without being isolated.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2730 € et 3750€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Welcome to Your Dream Farmhouse in the Heart of the Lot Countryside!

This property offers an incredible opportunity with its valuable touristic license on the land in front of the house. This rare and sought-after license opens up endless possibilities for generating income. The 1.4-hectare area is perfect for a camping site, glamping with equipped tents, or developing gites/chalets – all of which can provide a healthy return on investment.

As you arrive, a charming long driveway leads you to the parking area at the rear of the property. Traditional stone stairs guide you to a spacious tiled and covered terrace (52 m²), perfect for alfresco dining and entertaining. Step inside to discover a large open-plan lounge, dining, and kitchen area (58 m²). With windows on three sides, the space is flooded with natural light, offering stunning views of the expansive gardens and beautiful vistas. The tiled floors feature underfloor heating, and a large wood fire adds a cozy touch. The vaulted ceiling with original wooden beams and a mezzanine office overlooking the incredible space adds to the charm. The fully fitted kitchen boasts stylish decor that blends country charm with modern details.

A glazed internal door leads to the front door and entrance hall. Stairs take you up to the mezzanine (23 m²) and down to the lower floor, where you'll find the bedrooms. There are three bedrooms (16 m², 12 m², and 12 m²) and a studio bedroom (26 m²) with a kitchenette, perfect for...

NOTES

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