LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37521NB46 Price: 395 000 EUR

agency fees to be paid by the seller

Beautiful 3 bedrooms Quercy house, heated pool, quiet and nature near Gramat







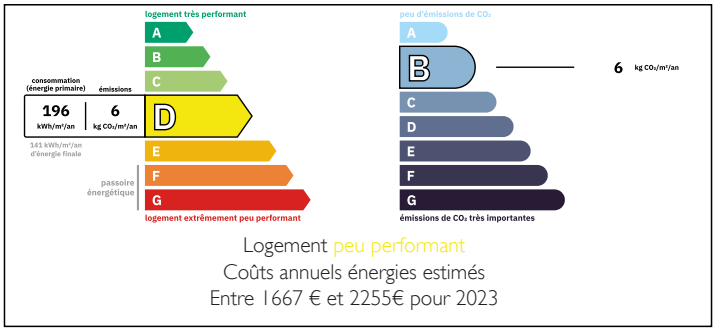








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1667 € et 2255€ pour 2023

INFORMATION

Town:	**Thégra**
Department:	**Lot**
Bed:	**3**
Bath:	**2**
Floor:	**105 m2**
Plot Size:	**2197 m2**

IN BRIEF

This beautiful 3-bedroom Quercy house combines old-world charm with contemporary style. Situated at the end of a quiet hamlet, in the middle of beautiful countryside, the house is set in magnificent grounds planted with trees and flowers, and boasts a lovely swimming pool. Numerous terraces let you enjoy different areas throughout the day.

On the ground floor, the 40 m2 living area, with its open kitchen and pellet stove, is very comfortable; in mid-season, you can enjoy the large workshop-style veranda opening onto a 20 m2 terrace; on the same level, the house benefits from a lovely master bedroom with en-suite shower room; upstairs, you'll find two bedrooms and a shower room-WC.

This is a very attractive, comfortable house to live in, with fine appointments and a truly magnificent garden around the swimming pool. Ideally located near Alvignac, remarkable sites...

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.

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DESCRIPTION

MORE DETAILS :

Stone house built over cellar comprising living room with kitchen, bedroom and shower room, library, summer living room in veranda; upstairs 2 bedrooms and a shower room; heated swimming pool, small outbuildings, various terraces and magnificent garden

SURFACES (APPROXIMATE)

- Living room with cupboards, inglenook fireplace with pellet stove: 33 m2
- Modern, fully-equipped kitchen area with attractive layout: 6 m2
- Bedroom: 11 m2
- Shower room: 3.70 m2
- Souillarde / library
- Veranda / workshop: 15 m2

Upstairs:
Very high ceilings in these bedrooms:
- Bedroom 2: 15.50 m2
- Bedroom 3: 18 m3
- Shower room-WC: 4 m2

DEPENDENCIES
- Cellar: 30 m2
- Garden shed : 15 m2
- Various sheds

TECHNICAL DATA
- Double-glazed windows
- Pellet stove
- Reversible air-conditioning upstairs
- Desjoyaux 4x8 heated swimming pool
- Mains drainage
- Fiber optics
- Rainwater collection tank
- Plus: secure container for storing motorcycles or valuables

LOCATION
- North of the Lot; 30 minutes from the A20

NOTES