

Charming 3-bed stone house in a peaceful hamlet with lovely countryside views.

EXCLUSIVE



INFORMATION

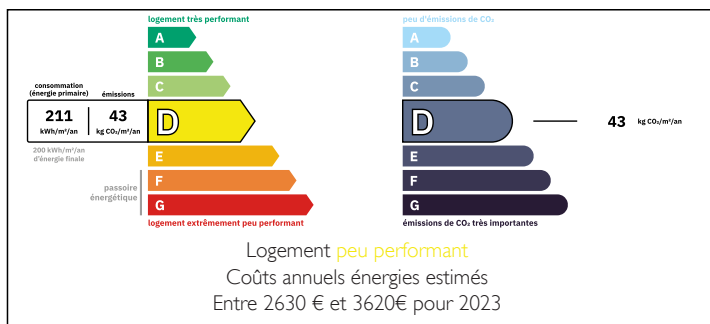
Town:	Cuzorn
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	129 m2
Plot Size:	1042 m2

IN BRIEF

Tucked away in the quiet hamlet of Tesquet, this charming stone house offers a cosy and well-balanced layout: three bedrooms and a bathroom upstairs, with a kitchen, sitting room, utility, and WC on the ground floor. Outside, two distinct garden areas and a stone outbuilding offer both character and potential. A lovely opportunity in a peaceful corner of the countryside.

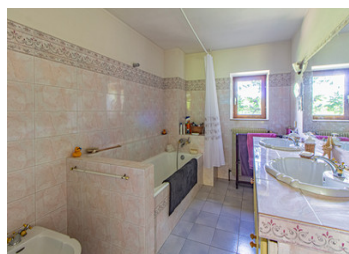


ENERGY - DPE



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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: 730 EUR

Taxe habitation: 516 EUR

NOTES

DESCRIPTION

Charming Stone House with Courtyard and Garden in Quiet Hamlet – Tesquet, 47500

Tucked away in the peaceful sub-hamlet of Tesquet, just a few minutes from the bustling town of Fumel, this beautifully preserved stone house offers warmth, character, and flexible living in the heart of the Lot-et-Garonne countryside.

Interior Layout

The house is arranged over two floors.

Upstairs, you'll find three comfortable bedrooms:

Bedroom 1: (15.23 m²)

Bedroom 2: (11.25 m²)

Bedroom 3: (12.60 m²)

There is also a full family bathroom measuring (7.54 m²) – ideal for daily living.

On the ground floor:

A cosy sitting room: (27.45 m²) with exposed beams and a striking stone fireplace housing a wood-burning stove, perfect for curling up on cooler evenings.

The adjoining kitchen (19.35 m²), full of rustic charm, opens onto the garden and is large enough for a family table.

A handy utility room: (7.53 m²) and a separate WC complete this level.

Outdoor Living

To the front, a welcoming garden sets the tone with mature planting and a sense of privacy.

At the rear, a stone-walled courtyard offers space for summer dining with a built-in BBQ.

Just off the courtyard, a grange/outbuilding