LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A40685NK46 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Charming stone village home with private garden, garage, views, and endless potential!















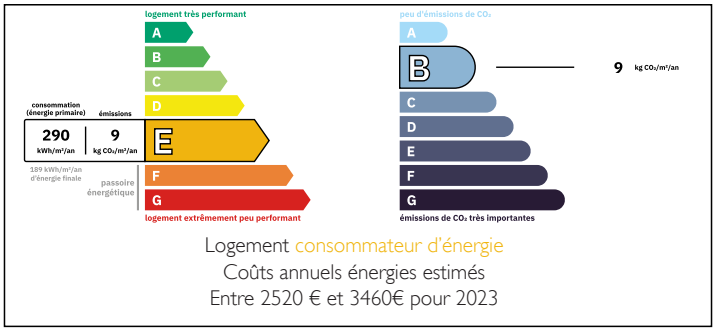
INFORMATION

Town:	Porte-du-Quercy
Department:	Lot
Bed:	2
Bath:	1
Floor:	160 m2
Plot Size:	450 m2

IN BRIEF

Tucked away in a peaceful corner of a charming village, this beautiful stone house is full of character. Step through the garden gates and discover a tranquil oasis: a colourful, lovingly landscaped garden with intimate seating areas, shaded by a magnificent tree—your own private haven. Inside, the property offers spacious and comfortable living across three levels, with two inviting reception rooms on the ground floor, one with direct garden access and potential for a studio. The first floor features a bright kitchen/dining room with wood burner, a cosy living room, bathroom, and a generous bedroom with dressing area. The insulated top floor offers further sleeping space and scope to create two rooms and a bathroom. With double glazing, wood burners, electric heating, and a garage, this home is ideal as a permanent residence or a holiday escape. Just...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2520 € et 3460€ 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.

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NOTES

DESCRIPTION

GROUND FLOOR:
Living area (22 m2) with double doors opening to the terrace and garden, exposed stone walls, beams, wood burner (and electric radiator), open-plan to the second room
Living area 2 (17,80 m2) with exposed stone walls, beams, wash basin and WC (1.2 m2)
Orangerie (7 m2)
Garage/utility area (24 m2) with garage door to the square, exterior door to the garden
FIRST FLOOR:
Stone steps with a covered bolet (8,75 m2) leading to the first floor
Kitchen/dining room (25 m2) with fireplace and wood burner, wooden floors
Living room (22.5 m2) with fireplace and wood burner, wooden floors
Hallway (2,35 m2)
Bathroom (4.25 m2) with wash basin, shower, WC and bidet
Bedroom 1 (16 m2) with wood flooring, dressing (2.5 m2)
SECOND FLOOR:
This floor/ roof has been insulated (74 m2), bedroom 2 with Velux window – possibility to create 2 rooms with bathroom if required

EXTRA:
Some internal updating (decorating) required
Landscaped, small garden (450 m2) with an amazing tree providing natural shade, lots of flowers and shrubs
Additional land (+/- 1000 m2), not attached to the property, at 5 mins drive
Great views over the surrounding countryside and the neighbouring castle
Plenty of free public parking right next to the property.

Tournon d'Agenais: 6 km
Montcuq: 15 km
Cahors: 37 km
Bergerac Airport: 78 km