

Beautiful modern house, built in Quercy style (2008), ,with outbuildings, swimming pool and 3ha terrain



## INFORMATION

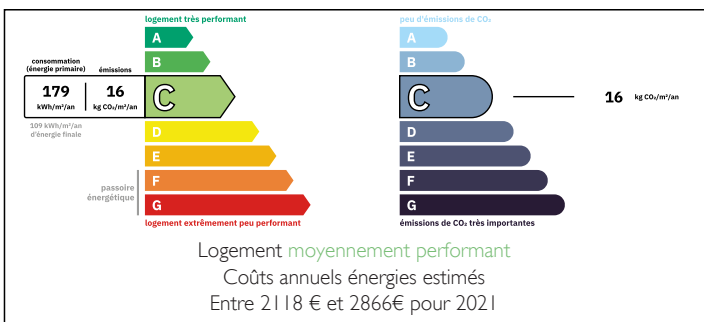
Town:	Les Arques
Department:	Lot
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	31345 m2



## IN BRIEF

Beautiful 140 m<sup>2</sup> modern, but built in Quercy style stone house, just steps from the artists' village of Les Arques, set in complete privacy on 31,345 m<sup>2</sup> of natural land. South-facing pool, terraces, garage, box, and ample parking.

## 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.



## DESCRIPTION

Located just a short walk from the charming artists' village of Les Arques, yet completely surrounded by untouched nature, this elegant 140 m<sup>2</sup> stone house (built in 1987) is fully move-in ready and impeccably maintained. It offers a rare combination of privacy, authentic charm and modern comfort.

Set on an expansive 31,345 m<sup>2</sup> plot, the property enjoys total tranquility with no overlooking neighbors. Outdoor spaces include a south-facing swimming pool, sun terraces, shaded seating areas, a covered terrace, garage, box, and covered and uncovered parking spaces.

Outbuilding with full utilities – excellent conversion potential

A major highlight is the outbuilding already connected to water and electricity, offering outstanding potential for conversion: artist's or craftsman's studio, guest cottage or holiday rental, home office or remote-working suite, fitness or wellness room, guest bedroom or independent suite, hobby workshop or high-quality storage

Modern comfort and energy efficiency

The house is equipped with high-end, energy-efficient systems:

heat pump, underfloor heating, solar-powered sunshades

full air conditioning, wood-burning stove for atmosphere and warmth

insulation focused on low energy consumption

The spacious interior offers a 46 m<sup>2</sup> cathedral-ceiling living room, a modern open-plan kitchen, a light-filled veranda, and a large covered terrace overlooking the pool.

The night area includes three 10 m<sup>2</sup> bedrooms and a 16 m<sup>2</sup> master suite. Attached is also a charming pigeonier with its own private terrace — an enchanting spot for reading, creating, relaxing or working in complete peace.

## LOCAL TAXES

**Taxe foncière: 1201 EUR**

## NOTES