LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41644NK46 Price: 62 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (55 400 EUR without fees)

Stone barn to be renovated, quietly situated in the centre of the village, with garden and woodland on slope

EXCLUSIVE















INFORMATION

Town:	Porte-du-Quercy
Department:	Lot
Bed:	0
Bath:	0
Floor:	250 m2
Plot Size:	3620 m2

IN BRIEF

An impressive stone barn, with the possibility to create 2 levels, both with high ceilings, and beautiful views. Both the walls and roof seem to be in good condition, with the roof redone by previous owners around the year 2000. Previous planning permission to create a 4-bedroom house has expired and needs to be renewed. Small garden in front of the property, with a smaller stone shed. Most of the land is woodland, sloping down from the property, thus providing excellent views.

ENERGY - DPE

DPE not required.

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

Stone barn (125 m2) on 2 levels
Stone barn 2 (16,55 m2) with hallway, connecting to the main barn
Stone shed (8 m2)
Mains drainage and water are connected. Electricity is close by.
Total land surface : 3620 m2, of which 385 m2 is flat land (including the buildings), and 3235 m2 is sloping woodland.

The village, St Matre, has some amenities, such as a post office, a mairie, a hairdresser, a petrol station and an excellent restaurant.
Serignac: 4,5 km
Tournon d'Agenais: 10 km
Montcuq: 13 km
Montaigu de Quercy: 13 km
Puy L'Eveque: 15 km
Montayral/Fumel: 17 km
Cahors: 32 km
Villeneuve sur Lot: 35 km
Bergerac airport: 82 km
Toulouse airport: 106 km

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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