LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45100TP24 Price: 230 000 EUR

agency fees to be paid by the seller

Renovated Eco-Friendly Stone House | 2 Hectares: Nature, Authenticity & Self-Sufficiency | 15min from Cahors







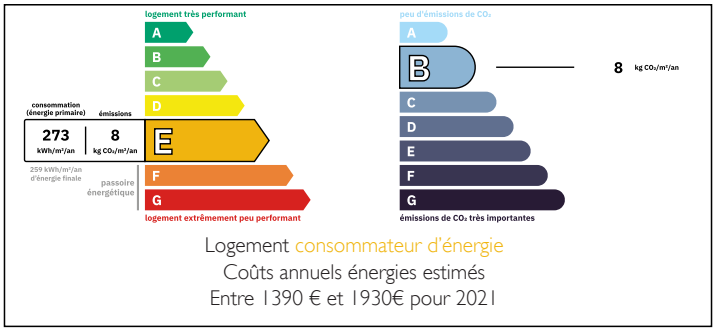








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1390 € et 1930€ pour 2021

INFORMATION

Town:	Maxou
Department:	Lot
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	11905 m2

IN BRIEF

Just 15 minutes north of Cahors, this charming old stone house offers approximately 100 m² of living space, set in a preserved natural environment on nearly 2 hectares of land.

The house features a 43m² bright living area combining lounge, kitchen and dining room, with direct access to the garden.
Upstairs, 3 bedrooms and a shower room with WC.

The renovation highlights authentic materials and traditional character, including terracotta floor tiles, wooden windows and wood-fibre insulation.
Heating is provided by a wood-burning boiler stove with central heating, complemented by a solar water heater.

Designed with sustainability in mind, the property includes dry toilets and a planted phytopurification system, which can easily be converted into a

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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LOCAL TAXES

Taxe foncière: **747 EUR**

NOTES

DESCRIPTION

Just 15 minutes north of Cahors, this authentic stone house will appeal to lovers of nature, eco-conscious living and characterful homes.
Set on approximately 2 hectares of land, the property offers around 100 m² of living space, with an additional 32 m² on the ground floor ready to be finished according to your needs and ideas.

From the moment you enter, the charm is undeniable. The renovation has been carried out with great respect for the building's original character, featuring terracotta floor tiles, wooden windows, warm living spaces and beautiful natural light throughout.
The ground floor comprises a spacious 43m² living area, combining lounge, kitchen and dining room, all opening directly onto the garden and surrounding countryside.

Upstairs you will find:
3 bedrooms,
a shower room with WC.

Thermal comfort is ensured through sustainable and efficient systems, including:
central heating powered by a Godin wood-burning boiler stove,
solar hot water,
wood-fibre insulation.

The property embraces an ecological lifestyle with dry toilets and a planted phytopurification system, which can easily be converted into a conventional water-based installation if preferred.

The outbuildings offer excellent additional potential:
a barn of approximately 55 m² (with one gable end requiring renovation),
a 55 m² hangar,
a well.

A rare and distinctive property, ideal as a peaceful main residence, a self-sufficiency project, a hospitality