

Property comprising a main house, renovated guest house (gîte), and guest room, with pool, no neighbours



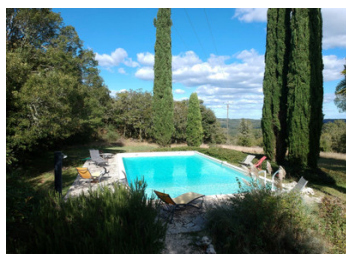
INFORMATION

Town:	Berganty
Department:	Lot
Bed:	7
Bath:	4
Floor:	380 m2
Plot Size:	12000 m2

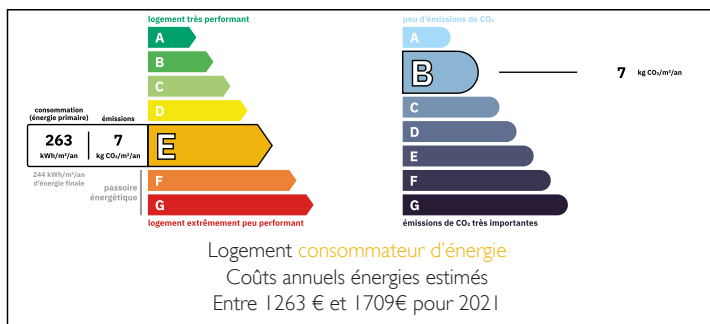
IN BRIEF

A charming traditional rural property comprising a main house of approximately 130 m², a renovated barn converted into a holiday cottage with the option of single-level living, and an independent bedroom next to the traditional bread oven. A beautiful 12 × 6 m swimming pool is set within 1.2 hectares of woodland and meadows.

An authentic countryside property with excellent potential for holiday rental income.

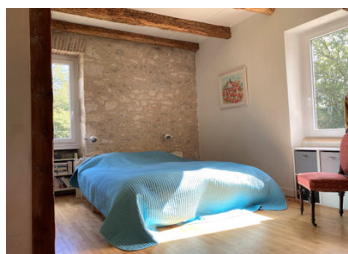


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1900 EUR

NOTES

DESCRIPTION

Traditional rural property located in the Causses du Quercy Regional Natural Park, close to Saint-Cirq-Lapopie.

The property comprises a main house of approximately 130 m², a renovated barn converted into a holiday cottage with the option of single-level living, and an independent bedroom with en-suite bathroom next to the traditional bread oven.

The estate offers a total of 11 rooms, including 7 bedrooms and 4 bathrooms.

Main house : approximately 130 m², 5 rooms, 3 bedrooms, 2 bathrooms.

Guest house (gîte) : approximately 130 m², 6 rooms, 3 bedrooms, 2 bathrooms, with the possibility of single-level living (1 ground-floor bedroom).

Bread oven building : 1 bedroom with en-suite bathroom.

Former music studio of approximately 73 m².

Workshop and woodshed totalling approximately 70 m².

12 × 6 m swimming pool set within 1.2 hectares of woodland and meadows, bordered by traditional dry-stone walls.

A highly authentic setting with an established holiday rental business offering income potential.

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