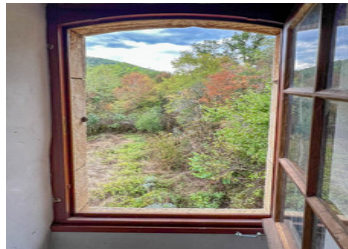


Stone pigeonier with characterful barn and woodland on 3,866 m of land, near Luzech

EXCLUSIVE



INFORMATION

Town:	Saint-Vincent-Rive-d'Olt
Department:	Lot
Bed:	1
Bath:	0
Floor:	30 m2
Plot Size:	3866 m2

IN BRIEF

Set in a peaceful rural location just outside the pretty village of Saint-Vincent-Rive-d'Olt, this unusual property offers a rare opportunity to acquire a stone pigeonier together with a separate stone barn on 3,866 m² of land.

Built over three levels, the pigeonier retains its genuine character and was renovated in '97, including the roof and roof timberwork. It is currently habitable with basic camping-style comforts, although there is no electricity, water supply or septic tank. A flat garden area beside the pigeonier provides useful outdoor space.

Across the road, on a separate plot, the 47 m² stone barn is built against the natural rock face. There is no electricity or water, and a change of destination is not possible, although the barn can be extended.

The land includes woodland with oak trees, with much of the terrain on a steep slope....

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.



DESCRIPTION

This is not a conventional ready-to-move-in property, but rather a characterful project for someone looking for something different: a historic stone pigeonier (former dovecote), a traditional barn and a sizeable piece of land in the Lot countryside. It could appeal to those looking for a rural retreat, a place to reconnect with nature, or simply a property with genuine historic character and potential for further development within the permitted limits.

THE STONE PIGEONNIER :

The roof and timberwork were renewed in 1997.

Garden level : vaulted cellar – 17,45 m²

Ground floor : 17.4 m² with terracotta floor tiles

First floor : 15.50 m²

The pigeonier cannot be extended.

There is no electricity or water supply and no septic tank. The pigeonier can currently be used as a very basic rural retreat, with basic camping-style comforts.

THE STONE BARN :

- Approximately 47 m²
- Built against the natural rock face of the slope
- Roof completely renewed in 1994
- No electricity or water supply
- Change of destination to residential use is not possible
- The barn can be extended

The barn is situated on a separate plot across the road from the pigeonier.

THE LAND :

The total landholding is approximately 3,866 m², comprising woodland with oak trees and sloping terrain. Most of the land is on a steep slope, giving the property a distinctly natural and secluded feel. There is a...

NOTES