LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47928FEV46 Price: 195 000 EUR

agency fees to be paid by the seller

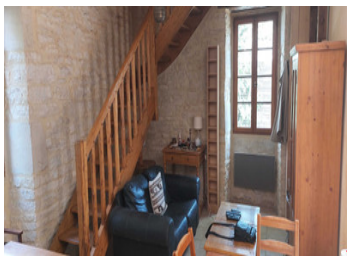
Charming restored stone Quercy farmhouse with two guest buildings and enclosed garden near Thédirac















INFORMATION

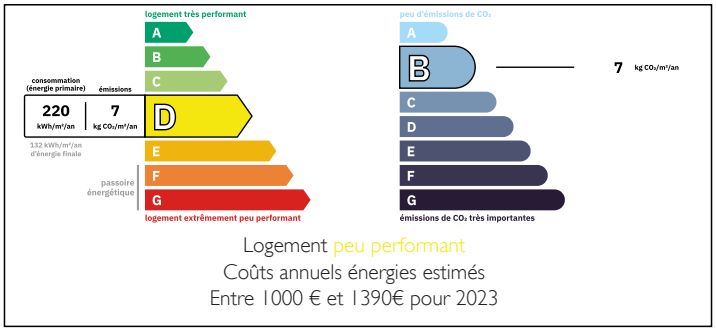
Town:	Thédirac
Department:	Lot
Bed:	1
Bath:	2
Floor:	70 m2
Plot Size:	531 m2

IN BRIEF

A beautifully restored stone Quercy farmhouse set in a peaceful and authentic rural setting near Thédirac, in the Lot. The property includes a charming main house of approximately 70 m², two restored and insulated stone outbuildings, and a fully enclosed 515 m² garden with a stone terrace and several shaded areas.

Full of character and requiring no work, the property is ideal as a permanent home, country retreat or second home, with excellent potential for accommodating family and friends. Situated between the Lot and Dordogne regions, it offers easy access to Gourdon, Sarlat, Domme, Beynac, Rocamadour and the Dordogne Valley.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1000 € et 1390€ pour 2023

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:	**377 EUR**
Taxe habitation:	**271 EUR**

NOTES

DESCRIPTION

Located on the edge of the village of Thédirac, in the Lot, this charming Quercy stone semi-detached farmhouse enjoys a particularly peaceful and authentic setting. The property comprises a beautifully restored main house together with two stone outbuildings, both of which have also been restored and insulated.

The main house offers approximately 70 m² of living space spread over 2 floors.

On the ground floor, a welcoming open-plan living area combines the sitting room, dining area and kitchen, together with a shower room.

Upstairs, the property offers a lovely principal bedroom suite, comprising a bedroom, a small office area and a bathroom with a generously sized bathtub.

Opposite the main house is the former bread oven, which is still functional and has been beautifully restored, insulated and converted into a comfortable additional accommodation space. It features a high-quality sofa bed, making it ideal for accommodating family or friends.

The second stone outbuilding has also been restored and insulated and is currently used as a utility room and office. It could also accommodate additional sleeping space. Water connections are already in place, making it possible to create a shower room and WC if required.

Together, the two outbuildings provide approximately 28 m² of additional space, offering considerable flexibility while retaining the charm and character of the original stone buildings.

The fully enclosed 515 m² garden is private and sheltered from view, with a lovely stone terrace and several shaded areas. There is also private parking in front of one of the outbuildings.