

Charming stone house with swimming pool, flower-filled garden and independent accommodation



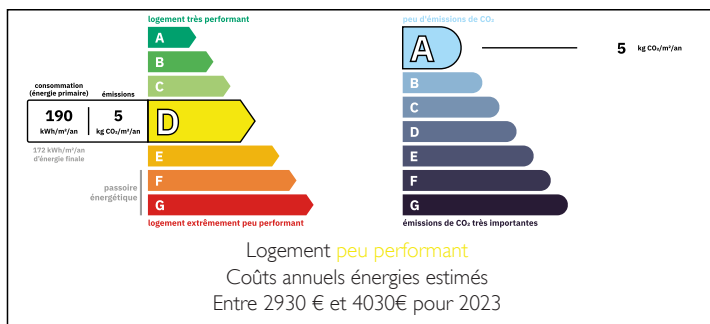
INFORMATION

Town:	Thédirac
Department:	Lot
Bed:	5
Bath:	2
Floor:	202 m2
Plot Size:	1492 m2

IN BRIEF

A characterful stone house offering approximately 202 m² of living space, five bedrooms, two kitchens and a fully self-contained ground-floor apartment with its own entrance. Features include a lovely veranda, a swimming pool installed in 2023, a terraced flower garden, fruit trees and a large workshop of 120m². Ideal for a large family, multi-generational living or a potential gîte or guest accommodation project, with a bakery just a one-minute walk away.

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.



DESCRIPTION

Combining traditional stone character, generous living space and a flexible layout, this charming property offers numerous possibilities for family life or a hospitality project. Set in a peaceful rural environment, the house enjoys a south-west-facing aspect, pleasant natural light and a garden with beautiful views of the sunset. Despite its countryside setting, the bakery is just a one-minute walk away, a lively community-run bar is nearby, and a school is within easy reach.

The property provides approximately 202 m² of living space arranged over two levels, with 15 rooms in total. The accommodation includes five bedrooms (13m², 9 m², 20 m², 12 m² et 10 m²), two fitted kitchens, a spacious 44 m² living room, a smaller sitting room, two bathrooms and two separate WCs. Heating is provided by a recently installed pellet boiler.

A major advantage: fully independent ground-floor accommodation

The entire lower floor can function as a completely self-contained living space, with its own entrance opening onto the side street. It includes a kitchen, a bathroom and two bedrooms, making it particularly versatile. It could be ideal for extended family, independent accommodation for guests, a potential gîte or a bed-and-breakfast project, subject to the relevant permissions and requirements. The layout also offers the possibility of living on one level.

The main house is full of charm and character, with welcoming living spaces and a delightful veranda that provides a lovely place to relax while enjoying views of the garden throughout the seasons.

Outside, the carefully maintained...

LOCAL TAXES

Taxe foncière: 2640 EUR

NOTES