LEGGETT
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Ref: A48486FEV46 Price: 432 000 EUR

agency fees to be paid by the seller

Quercy style village property with three bedrooms, and unique renovated bakery workshop,















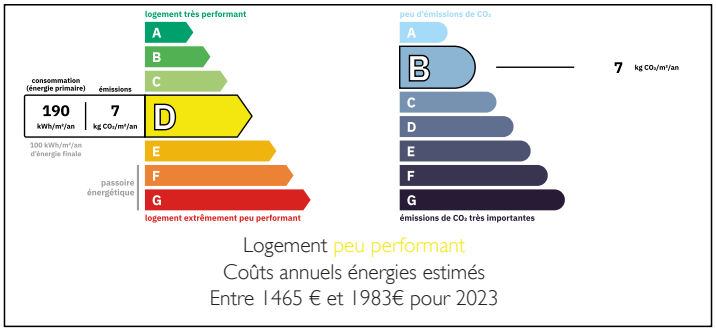
INFORMATION

Town:	Lherm
Department:	Lot
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	4136 m2

IN BRIEF

A charming village property with three bedrooms, flexible living space, 3 large workshops under the house and a unique renovated outbuilding featuring a traditional wood-fired bread oven. Set on 4,100 m² of land, this versatile property offers exciting possibilities for a home, creative workspace or artisan business, just 10 minutes from Prayssac.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1465 € et 1983€ 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: 1 EUR

NOTES

DESCRIPTION

Located on the edge of a picturesque Bouriane village, this characterful Quercy-style house has been renovated alongside its attractive outbuilding. Set within approximately 4,100 m² of land, the property combines traditional charm with flexible spaces that can be adapted to suit a variety of needs.

The main house offers a welcoming living room with an open-plan kitchen, three bedrooms, a bathroom and a separate WC. An attic provides further potential for conversion, subject to the necessary permissions and technical feasibility.

On the garden level, several additional rooms are currently used for storage and as workshops. These versatile spaces could be adapted to create an extra bedroom, a summer kitchen, an exhibition room or further workspace, depending on your plans.

A renovated outbuilding with a traditional bread oven

One of the property's most distinctive features is its renovated outbuilding, arranged over two levels. Previously used as an artist's studio, it benefits from good natural light and offers an inspiring setting for creative or craft-based activities.

The building also houses a recently constructed traditional VOISIN brick refractory bread oven, designed for direct firing through the oven mouth. This provides an exciting opportunity for someone wishing to explore artisan breadmaking or develop a small-scale baking activity, subject to the relevant regulations and permissions.

Beyond its potential for a bakery project, the outbuilding could also suit an artist, craftsperson or anyone looking for a dedicated space for workshops, creative projects or exhibitions.

A property full of possibilities