

Beautiful collection of stone houses on 6 hectares in a dominant position. 5 minutes from commerces.

EXCLUSIVE



INFORMATION

Town:	Saint-Clair
Department:	Lot
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	54000 m2



IN BRIEF

Set in the heart of unspoiled countryside, among rolling hills and just 10 min from Gourdon, this rare property of three stone buildings is in an exceptional and peaceful environment. The property sits on over 5 ha of meadows and woodland, offering absolute tranquility and a remarkable natural environment—ideal for an ambitious project.

Significant work has already been carried out, including double glazing and a concrete slab in part of one house. One building is currently semi-habitable, while the others offer large raw spaces ready to be reimagined. Structures and roofs are in relatively good condition, allowing for a high-potential renovation to be carried out in stages.

Full of charm and authenticity, this property is designed for a true lover of stone architecture and nature, ready to embrace a bold transformation.

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

Nestled in the heart of the rolling hills, just 10 minutes from Gourdon, this exceptional property of three stone buildings offers a truly unique setting, perfectly peaceful, on over 5 hectares of meadows and woodland. An ideal place for an ambitious project combining authenticity and modern comfort.

The main house features a kitchen/living area on the ground floor and an unfinished extension. Upstairs, 2 to 3 bedrooms and a bathroom provide immediate living potential, while the attic could be converted into additional living space according to your vision.

The two other stone buildings, with reinforced floors, offer great flexibility: a single house with up to 6 bedrooms or two separate adjoining homes. Each bedroom benefits from abundant natural light and beautiful exposed stone, with a sound and relatively recent structure. A cellar complements each house.

A lovely traditional bread oven adds charm and authenticity to the ensemble, while a small barn in poor condition can serve as storage or an outbuilding for animals. All works (plumbing, electricity, sanitation) remain to be completed, offering a blank canvas for a fully personalized project.

This property is a truly exceptional playground for a lover of stone architecture and nature, dreaming of a luxury villa, a unique family estate, or a high-end tourism project. The magic of the location and the potential of the volumes must be experienced in person to be fully appreciated.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES