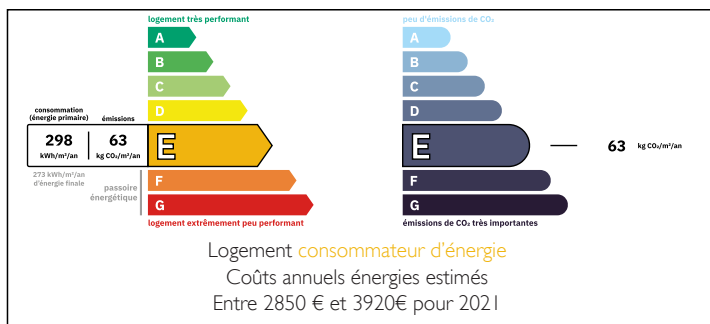


A Quercynoise Farmhouse to Reinvent, Without Limits



ENERGY - DPE



INFORMATION

Town:	Touzac
Department:	Lot
Bed:	4
Bath:	1
Floor:	150 m2
Plot Size:	2697 m2

IN BRIEF

A Hidden Gem in the Lot Valley

Behind its stone façade and quiet village setting, this farmhouse holds unexpected potential. With generous space, characterful outbuildings, and room to grow, it's ready for whatever you imagine next — be it family life, creative projects, or a change of pace.

Intrigued? Take a closer look.

Traditional stone steps lead to a second-floor terrace and into a large entrance hall. Inside, you'll find a farmhouse-style kitchen, cosy living room with a fireplace, and four bright bedrooms. An interior staircase leads to a spacious attic, ideal for conversion.

Set around a courtyard, the property includes outbuildings, including a pigeonier perfect for development. The fully fenced garden features

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.



LOCAL TAXES

Taxe foncière: **871 EUR**

NOTES

DESCRIPTION

A Characterful Quercynoise Farmhouse with Limitless Potential in the Heart of the Lot Valley. Nestled in the peaceful village of Touzac, this beautiful stone farmhouse offers more than just a home — it offers a lifestyle. Whether you're dreaming of a large family home, a gîte business, or a return to a more self-sufficient way of life, this charming property gives you the canvas to create something truly special.

Elevated above a traditional stone cave, the house welcomes you via its sweeping stone staircase and sunlit terrace — the perfect spot for morning coffee or evening aperitifs. Step through the front door into a light-filled hallway that opens up into a characterful and practical farmhouse kitchen (21m²), complete with exposed beams, an original chimney, and a view over the garden. It's a space where Sunday roasts, wine-fuelled dinners, and children's laughter will feel right at home.

Opposite the kitchen, the generous dining room (32m²) with wooden floors and a large open fireplace is ideal for long lunches with friends or cosy winter evenings.

The home offers four bedrooms:

Bedroom 1: 21m²

Bedroom 2: 21m²

Bedroom 3: 14.5m²

Bedroom 4: 9m²

Each one is filled with natural light and offers peaceful views over the surrounding gardens — restful, private, and full of rustic charm.

Above, a vast attic space — approximately 150m², mirroring the footprint below — opens up a world of possibilities. Whether you envision additional