

Ref: A31048NK46

Price: 894 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (855 500 EUR without fees)

Exceptional private estate with 2 stone houses, 2 pools and numerous outbuildings on 2.5 ha of land



INFORMATION

Town: Barguelonne-en-Quercy

Department: Lot

Bed: 7

Bath: 5

Floor: 278 m²

Plot Size: 2485 I m2









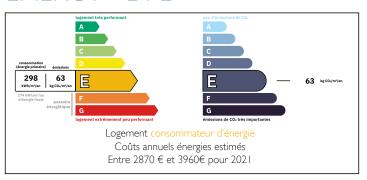




IN BRIEF

Just 4 km from the charming village of Montcuq, this stunning property offers unparalleled privacy and breathtaking views. Featuring a main house with 3 bedrooms and 2 bathrooms, and an independent gîte with 4 bedrooms and 3 bathrooms, both with their own private swimming pools, it is perfect for relaxation and leisure. The property also includes a partially renovated stone barn with a large living area and bathroom, a two-level renovated former tobacco barn, and a picturesque pigeonnier with an attached small house, ideal for a guest suite or studio. Each building has its unique character and privacy, while harmoniously contributing to the unity of the estate around a spacious courtyard. This remarkable property is a true gem, blending traditional charm and modern comfort in a beautiful, secluded location. An absolute must-see for those seeking a unique and...

ENERGY - DPE



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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: 2406 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MAIN HOUSE: a masterpiece of traditional charm and modern comfort. This stunning residence offers a warm and inviting atmosphere, designed to cater to your every need. This property benefits from oil fired central heating and double glazing.

GROUND FLOOR:

As you enter the house, you're greeted by an elegant entrance hall (9.4 m²) with stairs leading to the first floor. The beautiful farmhouse kitchen (25.25 m²) features an open fireplace, perfect for cooking and grilling. A convenient pantry (2.6 m²) with integrated storage and a utility area (5.2 m²) with a wash basin and WC add to the practicality.

The dining room (10.95 m²) flows seamlessly into the spacious living room (30 m²) with a wood burner, creating a perfect space for family gatherings. The office (22.6 m²) provides a quiet retreat for work or study.

GARDEN LEVEL:

The main bedroom suite includes a comfortable bedroom (14 m²) with an exterior door leading to the garden and pool, a dressing area (2.45 m²), and a luxurious bathroom (8 m²) with twin wash basins, a bath with shower, and a WC (1.5 m²).

Accessible only from outside, a large, vaulted cellar (60 m²) has been transformed into an entertaining space/summer kitchen with a wine cellar, perfect for hosting guests.

FIRST FLOOR:

Upstairs, the rooms under the eaves offer charm and character. The landing (4.8 m²) leads to Bedroom 2 (24.35 m²) and Bedroom 3 (26.25 m²). A bathroom (5.6 m²) with a wash basin and shower, a separate WC...