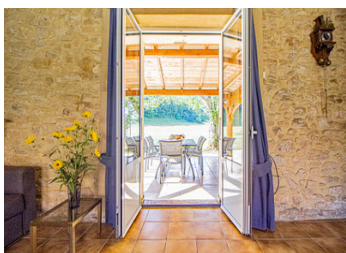


Lot Valley Stone Retreat with Pool, Woodland & Independent Living Potential



INFORMATION

Town:	Montcabrier
Department:	Lot
Bed:	6
Bath:	4
Floor:	211 m ²
Plot Size:	37077 m ²

IN BRIEF

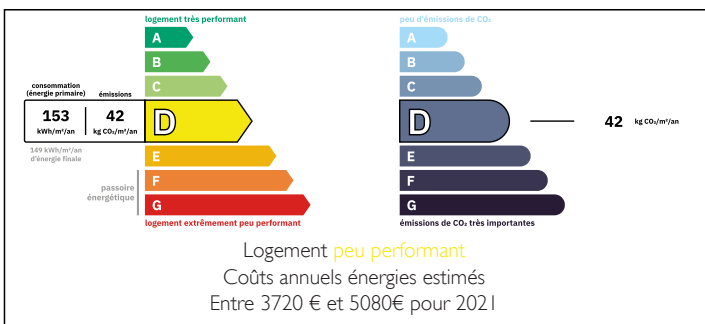
A rare opportunity to embrace space, privacy and possibility in one of the most beautiful corners of southwest France.

This recently reduced stone property offers not just a home, but options — whether you're dreaming of multigenerational living, a lifestyle change, income potential, or simply room to breathe. Surrounded by open countryside yet within easy reach of vibrant villages, it balances tranquillity with practicality.

With land, flexibility and long-term potential, this is the kind of property that reveals more the closer you look.

Read on to discover what makes it so adaptable — and why its new price makes it especially compelling.

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

A Remarkable Country Property with Space, Flexibility & 3.75 Hectares of Nature

Set in a peaceful hamlet near Montcabrier, this beautifully restored stone home offers the very best of southwest France — space, privacy, character and versatility.

With 211 m² of living space (plus generous additional areas), surrounded by rolling meadows, orchards and private woodland extending to approximately 3.75 hectares, this is a property that adapts to your plans: a generous family home, an income opportunity, or even a professional base.

Spacious & Adaptable Living
Ground Floor – 136 m²

The heart of the home is a welcoming 21 m² kitchen, convivial and ideal for long lunches and relaxed evenings.

The adjoining 33 m² open-plan living and dining space is bright and sociable, with easy access to the terraces.

Three bedrooms are located on this level:

Bedroom 1 – 22.80 m²

Bedroom 2 – 11.73 m²

Bedroom 3 – 11.90 m²

Two bedrooms benefit from en-suite shower rooms, while the third is served by a separate family bathroom.

Thanks to its independent entrance and private terrace, this floor could easily become a self-contained apartment. Two bedrooms could be reconfigured as a lounge and kitchen, leaving one bedroom — perfect for rental income, extended

LOCAL TAXES

Taxe foncière: 1767 EUR

Taxe habitation: 1006 EUR

NOTES