

Ref: A31792SGU46

Price: 448 000 EUR

agency fees to be paid by the seller

Countryside retreat with pool, land & income potential in the Lot Valley



INFORMATION

Town: Montcabrier

Department: Lot

Bed: 6

Bath: 4

Floor: 211 m2

Plot Size: 37077 m2









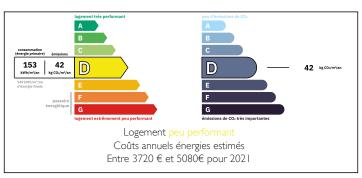




IN BRIEF

Nestled in a tranquil hamlet near Montcabrier, this restored stone property offers 211 m² of adaptable space, ideal for creating a private apartment, professional practice, or multigenerational living. Set within orchards, meadows, woodland, and fed by a natural spring, it's a unique chance to combine charm, seclusion, and opportunity. With a pool, sunny terraces, and a prime location, it's ready to explore further.





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: 1767 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Tucked away in a peaceful hamlet near Montcabrier, this beautifully restored stone house is the epitome of French countryside living. With 211 m² of living space (plus generous additional areas) and a wealth of character, it offers the perfect setting for a dream home, an income-generating rental, or even a professional practice. Set amidst rolling meadows, fruit orchards, and private woodland, the property blends rural charm with modern comforts, all while being within easy reach of lively villages and sought-after attractions.

Spacious & Versatile Living Spaces

Ground Floor (136 m²)

At the heart of the home is a welcoming kitchen (21.34 m^2) , perfect for home-cooked meals and lively gatherings. The open-plan living and dining area (33.91 m^2) provides a comfortable and sociable space, with easy access to the outdoors.

Three well-proportioned bedrooms are located on this level:

Bedroom I $- 22.80 \text{ m}^2$

Bedroom 2 – 11.73 m²

Bedroom 3 - 11.90 m²

Two bedrooms have en-suite shower rooms for added privacy, while the third is served by a separate family bathroom. With its independent entrance and private terrace, this level lends itself perfectly to reconfiguration as a self-contained apartment. Two of the bedrooms could be transformed into a lounge and kitchen, leaving the third as a bedroom — ideal for a rental, relative's accommodation, or even a professional consultancy.

A large garage (35.64 m²) completes the ground floor, offering space for vehicles, storage, or a workshop.