

Charming stone estate with main house, guest room & outbuildings around a courtyard, on 16.5 ha of land.



## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Lendou-en-Quercy |
| Department: | Lot              |
| Bed:        | 4                |
| Bath:       | 2                |
| Floor:      | 185 m2           |
| Plot Size:  | 164372 m2        |



## IN BRIEF

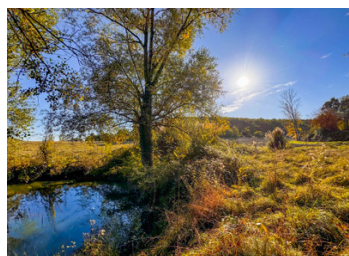
An exceptional property in a magical setting. Nestled in peaceful seclusion with no close neighbours, this charming stone estate is surrounded by 16.5 hectares of private land (mostly woodland), featuring a small stream, a pond, numerous fruit trees and stunning views of a larger lake (not part of the property). Located just 8 km from Montcuq, 11.5 km from Castelnau Montratier, and 20 km from Cahors, this former farm includes a beautiful Quercynoise stone farmhouse, an independent guest house, and several stone outbuildings, such as a large barn, a carport, a garage, storage spaces and a workshop, providing ample room for equipment, gardening tools, or potential conversions. This property presents a versatile canvas for those seeking a restoration project in an idyllic countryside location. A rare gem offering tranquillity and nature at its finest.

## 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

MAIN HOUSE: beautiful stone main house with lots of character

GROUND FLOOR :

- Living room (25.8 m<sup>2</sup>) with staircase to the first floor
- Dining room (25.5 m<sup>2</sup>) with fireplace
- Kitchen (23.65 m<sup>2</sup>) with basic fittings and appliances

FIRST FLOOR :

- Stone staircase leading to the "bolet" (covered porch)
- Bedroom 1 (29.5 m<sup>2</sup>) with an old fireplace, original stone sink, and built-in stone wall cupboards
- Bedroom 2 (15.30 m<sup>2</sup>)
- Bathroom (7.75 m<sup>2</sup>) with sink, bath, and WC
- Bedroom 3 (25.75 m<sup>2</sup>)

OUTBUILDINGS:

- Small guest house with one room/bedroom (21.7 m<sup>2</sup>) and shower room (10 m<sup>2</sup>) featuring loads of character with stone walls and old wooden beams
- Barn (157 m<sup>2</sup>) in good condition, with stables and a hangar (40 m<sup>2</sup>)
- Cellar/garage (34 m<sup>2</sup>)
- Workshop (16.75 m<sup>2</sup>) with a covered area (65 m<sup>2</sup>) and a hangar (66 m<sup>2</sup>)

EXTRAS:

- A small stream runs through the land with a small pond
- All buildings are arranged around a central courtyard
- Main house in good condition with lots of charm (stone, beams, old doors, etc.), basic comfort (single glazing, no heating)
- 16.5 hectares of land, garden surrounding the house, fruit trees, woodland
- Beautiful view of a lake (not part of the property)

This property is a unique blend of history, land, and potential, waiting for your vision to bring it back..

## LOCAL TAXES

Taxe foncière: 1205 EUR

Taxe habitation: EUR

## NOTES