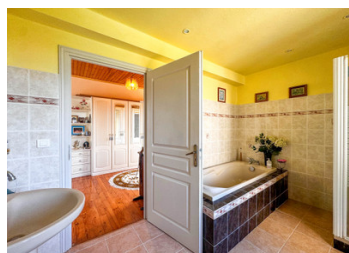
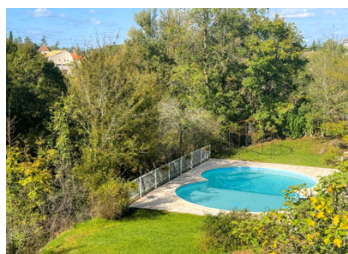


Extended stone farmhouse with stone barn and swimming pool on 4750 m2 of land, quiet location.



## INFORMATION

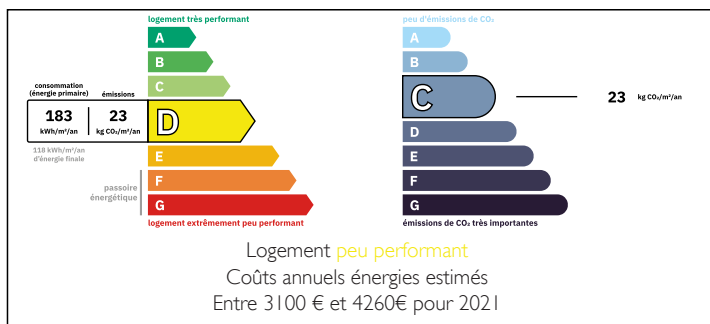
|             |                       |
|-------------|-----------------------|
| Town:       | Barguelonne-en-Quercy |
| Department: | Lot                   |
| Bed:        | 4                     |
| Bath:       | 4                     |
| Floor:      | 205 m2                |
| Plot Size:  | 4749 m2               |



## IN BRIEF

Beautifully renovated stone farmhouse at the end of a quiet road in a charming hamlet, surrounded by nature. This spacious property features a well-maintained main house with a large ground-floor bedroom suite (with dressing and en-suite bathroom), and three additional upstairs bedrooms, each with private shower room. Expansive living areas open onto landscaped gardens with multiple seating spots and a large swimming pool. Includes a versatile stone barn with garage and ample storage, offering endless possibilities. A tranquil haven ready to enjoy!

## 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.



## LOCAL TAXES

**Taxe foncière: 1403 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Entrance hall (4 m2)

Living room (37 m2) with fireplace (gas), access to spacious terrace

Kitchen (19.65 m2) with fireplace

Dining room (19.4 m2)

WC (3.75 m2) with wash basin and bidet

Dressing (18.5 m2)

Bedroom 1 (16.6 m2)

Bathroom (8.8 m2) with wash basin, bath, shower, WC

Utility room (3 m2) with wash basin, washing machine

### FIRST FLOOR:

Mezzanine (14.2 m2)

Bedroom 2 (19 m2) with wash basin and shower

WC (1,86 m2) with wash basin

Bedroom 3 (21 m2) with wash basin and shower

Bedroom 4 (18,5 m2) with wash basin and shower

### GARDEN LEVEL:

Boiler room (9,8 m2)

Vaulted cellar (23,65 m2) with fuel tank

Wine cellar (38 m2) with 2 large wine vats

Semi-vaulted cellar (21 m2)

### EXTRA:

Swimming pool, 8 form, 12 m x 6 m, chlorine pool

Stone barn (131 m2) with original feeding troughs still in place

Stone barn (36,5 m2)

Stone hangar/auvent (76 m2)

Nicely landscaped gardens surrounding the property

Major renovation was done 25 years ago – might benefit from some interior updating

The property benefits from double glazing throughout and central heating (heath pump with oil boiler back-up)

Sauzet : 5 km

Montcuq : 8,5 km

Prayssac: 14,5 km

Cahors: 24 km

Bergerac airport : 86 km