

Fully renovated stone property for sale in the Lot, with extensive grounds (4 ha), swimming pool and barn

EXCLUSIVE



INFORMATION

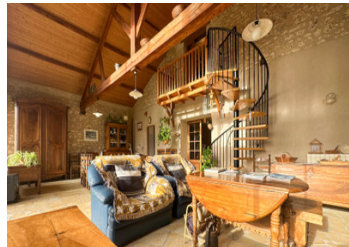
Town:	Porte-du-Quercy
Department:	Lot
Bed:	5
Bath:	2
Floor:	256 m2
Plot Size:	43125 m2

IN BRIEF

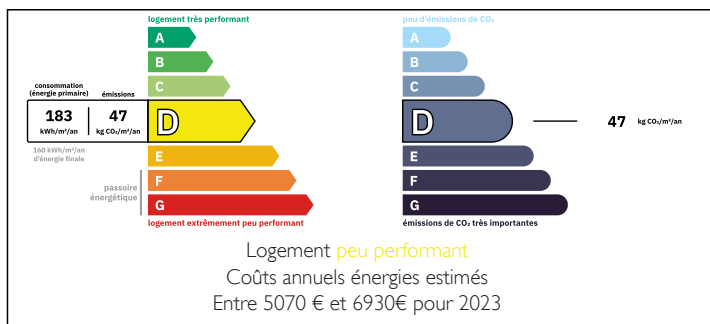
Discover this inviting character stone home offering spacious, mostly ground-floor living on extensive flat grounds in the Lot. Beautifully renovated and filled with natural light, it features several reception rooms and 5 comfortable bedrooms, ideal for family living or hosting guests.

Outside, enjoy long summer days by the swimming pool, surrounded by open views and total privacy. The land is a true haven: a thriving vegetable garden, fruit trees, truffle orchard, meadows and woodland, all kept lush year-round thanks to an ingenious agricultural water system. Whether you dream of homegrown produce or keeping animals, everything is possible here.

A large hangar with stable, workshop and outbuildings add valuable space and versatility. An additional 3.6 ha is available. With no close neighbors, yet just minutes from village amenities and within easy reach of Cahors, Villeneuve-sur-Lot, Bergerac and Toulouse airports, this is...



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: 2000 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Véranda (61,5 m²) cathedral style open-plan living and dining area, with fireplace with BBQ, electric shutters

Salon/dining room (35,85 m²) with fireplace

Kitchen (9,95 m²) fully fitted, with doors to salon and to the veranda

Entrance hall (10,85 m²) with built-in storage

Utility room (6,4 m²) with wash basin

Bedroom 1 (12,65 m²)

Bedroom 2 (11 m²)

Bedroom 3 (12,6 m²)

Bathroom (9,5 m²) with twin basin, bath, shower and WC (1,8 m²)

Hallway (4,4 m²) leading to the guest wing :

WC (1,85 m²)

Bedroom 4 (17,5 m²) with exterior door

Bathroom (6,8 m²) with wash basin, shower and bidet

Hallway (16,5 m²) with exterior door

Garage (18,6 m²) with electric garage door

Boiler room (11,75 m²) with water softener, pool house

FIRST FLOOR: from the véranda, staircase with access to

Bedroom 5 (31 m²)

Attic (65 m²) currently used for storage

EXTRA:

Swimming pool, chlorine, 4 m x 8 m with Roman steps

Attractive, flat 4.3-hectare plot directly surrounding the property, with garden, vegetable patch, fruit trees, truffle orchard, woods and meadows

Possibility to purchase an additional 3.6 hectares

Natural well and an agricultural water point

Carport with bread oven and wine cellar

Hangar (152.5 m²) with lean-to (30 m²)

Workshop (17.5 m²)

Property located without close neighbors, on the D653, just outside the village of St Matre.

St Matre : 800 m : the village has some amenities