

Charming stone house with 1 hectare of land — privacy, views and set on the edge of a protected village.



INFORMATION

Town:	Lherm
Department:	Lot
Bed:	2
Bath:	1
Floor:	112 m2
Plot Size:	10982 m2



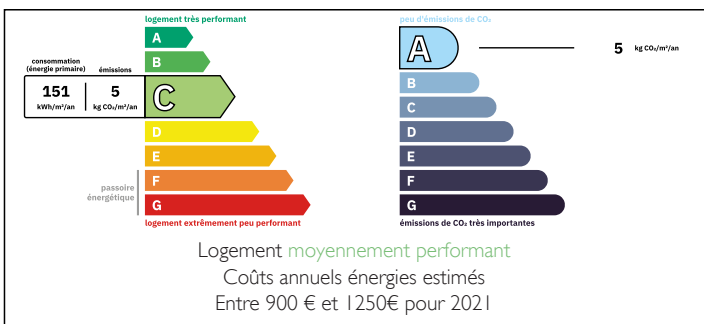
IN BRIEF

Charming stone house with 1 hectare of land — privacy, views and set on the edge of a protected village. Modern comfort, fibre internet, heat pump and Energy Rating C.

Charm meets convenience.

A rare find!

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

Charming stone village house with 1 hectare of land – a rare gem in the Lot

Set on the edge of the protected and picturesque village of Lherm (Lot), this beautiful 1865 stone house offers everything buyers dream of when looking for a character property in South-West France. Peace, privacy, nature all around you – yet the village centre is only a short stroll away.

With around 112 m² of living space, four bright rooms and a large cellar with conversion potential, this home combines authentic charm with modern comfort.

Lovingly updated, full of soul.

The first floor offers a generous open-plan living area featuring a cozy sitting corner with fireplace, a bright workspace overlooking the stunning garden, and an elegant original door leading to a separate toilet and utility room. The other half of this level is designed as a spacious dining area with an open kitchen—perfect for cooking and entertaining.

Directly connected to the living space, the large covered terrace allows you to enjoy outdoor dining and relaxation during most of the year. An open staircase leads to the upper floor, where you will find a hallway, two large bedrooms—one with a spacious walk-in wardrobe—and a modern bathroom with a generous walk-in shower.

Beneath the house lies a substantial cellar, currently used for storage and housing all technical installations. This area also offers the potential to be converted into additional living space.

Recent improvements include:

- New bathroom
- Double glazing
- Floor and attic insulation
- Energy-efficient heat pump
- Water softener & private well
- Fibre internet –...

LOCAL TAXES

Taxe foncière: 1001 EUR

Taxe habitation: EUR

NOTES