

Character stone house with 3 bedrooms and an independent garage (atelier)



INFORMATION

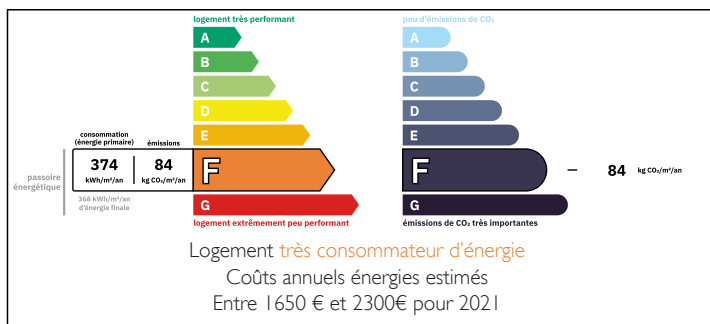
Town:	Gintrac
Department:	Lot
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	495 m2



IN BRIEF

Located in the heart of the village, in a calm and friendly setting, this authentic stone house offers a great opportunity for buyers looking for a character property with a light renovation project. It sits in a preserved environment at the foot of the Causses du Quercy Regional Natural Park, renowned for its rich wildlife and flora.

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

Set within a well-preserved historic village, the house can comfortably accommodate a family of six thanks to its three bedrooms.

Accessed via an exterior staircase, the front door opens into a spacious living room, which forms the true heart of the home. A traditional cantou fireplace and a rare, authentic stone washbasin add a unique heritage touch to the property.

Upstairs, two bedrooms stand out for their beautiful exposed wooden beams, enhancing the charm and character of the house.

An independent barn completes the property. It can be used as a garage for several vehicles, a storage space, a workshop, or is perfectly suited for an artisan or professional project.

NOTES

The house requires some refreshing, offering future owners the freedom to redesign the spaces according to their tastes while preserving the soul and original materials of the property.

This property represents a rare opportunity, whether as a main residence, a holiday home, or a charming investment, in the heart of a typical village in the Dordogne Valley. The village lanes, the lush green landscapes of the valley, and the proximity to remarkable sites offer a highly sought-after lifestyle combining nature, history, and quality of life.

Approximate Floor Areas

First Floor

- Bedroom: 10 m²
- WC: 2 m²
- Bedroom: 12 m²

Ground Floor

- Living room: 30 m²
- Kitchen: 10 m²
- Bathroom: 4 m²