

Charming, fully renovated Quercy stone house, 3 bedrooms, 2 bathrooms with barn and garden. In a hamlet.



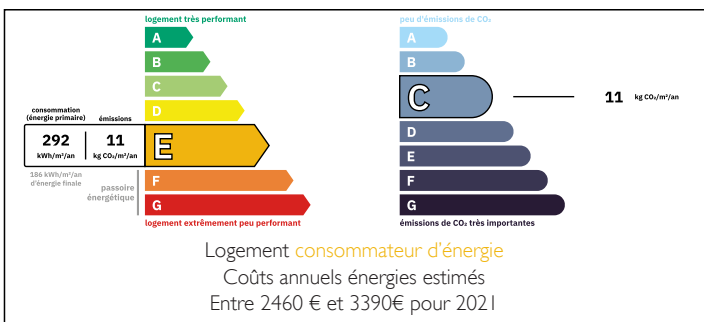
INFORMATION

| | |
|-------------|--------------------|
| Town: | Porte-du-Quercy |
| Department: | Lot |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 134 m ² |
| Plot Size: | 980 m ² |

IN BRIEF

Set in a peaceful hamlet, just 30 minutes from Cahors and close to Montcuq, Fumel and Montaigu-de-Quercy, this beautifully renovated Quercy stone house combines authentic character with comfortable modern living. Very well presented, the property offers spacious accommodation over two floors, showcasing exposed stone walls, beams and fireplaces. Accessed via an elegant stone staircase, the main living area features a charming country kitchen/dining room with fireplace, a bright high-ceilinged living room with wood burner, a master bedroom with en-suite bathroom and a mezzanine ideal as an office or guest space. The garden level provides a second living room opening onto the garden, two further bedrooms, a shower room, utility area and independent access—ideal for guests or rental potential. Outside, an intimate, easy-care courtyard garden enjoys open countryside views, complemented by a 110 m² stone barn, plus a

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: **850 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

A rare opportunity to acquire an authentic stone property with flexibility, privacy and charm on approx. 1,000 m² of land in the heart of the Quercy.

FIRST FLOOR:

Stone steps leading to:

Kitchen/dining room (23,4 m²) cathedral style, with fireplace with wood burner, original stone sink, exposed stone walls, beams

Living room (34,3 m²) cathedral style, with wood

burner, small mezzanine overlooking the living room

Bedroom 1 (15,2 m²) with ensuite bathroom (7,25 m²) with wash basin, bath/shower and WC

GARDEN LEVEL:

Living room (31 m²) with exterior door

Bedroom 2 (17,45 m²) with exterior door

Bedroom 3 (10 m²)

Showerroom (4,65 m²) with wash basin, shower and WC

Utility room (3 m²)

This beautifully presented house benefits from partial double glazing (all, except 2 windows have been replaced for double glazing), electric heaters and wood burners, and mains drainage.

EXTRA:

Stone barn (87 m²)

Covered terrace/bar (15,85 m²)

Wood storage area (8,4 m²)

Serignac: 4,5 km

Toumon d'Agenais: 10 km

Montcuq: 13 km

Montaigu de Quercy: 13 km

Puy l'Eveque: 15 km

Montayral/Fumel: 17 km

Cahors: 32 km

Villeneuve sur Lot: 35 km

Bergerac airport: 82 km

Toulouse airport: 106 km