

Private setting, exceptional views and authentic charm – 4 bedroom stone house with pool near Lauzerte

EXCLUSIVE



## INFORMATION

Town:	Lauzerte
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	4716 m2

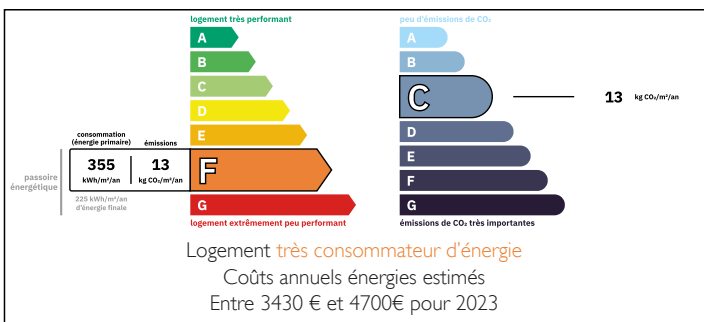


## IN BRIEF

Set in a peaceful and private location with breathtaking views towards the beautiful hilltop village of Lauzerte, this charming Quercy stone house with swimming pool perfectly captures the essence of country living in Southwest France. Surrounded by open countryside and located along the famous Camino de Santiago pilgrimage route, the property offers rare tranquillity while remaining just 1.5 km from the village (a pleasant 20-minute walk).

Full of character, the house features exposed stone walls, traditional beams and warm terracotta floors, creating a welcoming and authentic atmosphere throughout. While some interior updating could enhance its full potential, the property already offers an exceptional opportunity as a family home, holiday retreat or rental investment in one of the most sought-after areas of the Quercy region.

## ENERGY - DPE



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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

**GROUND FLOOR:** offers generous living spaces including a kitchen/dining room, cosy salon with wood burner and a spacious dining room ideal for family gatherings and entertaining. Upstairs are four comfortable bedrooms, along with a bathroom and shower room.

Kitchen/dining room (21.6 m<sup>2</sup>)

Salon (17.25 m<sup>2</sup>) with wood burner

Dining room (25.3 m<sup>2</sup>)

Hallway (7.25 m<sup>2</sup>)

Landing (11 m<sup>2</sup>) with staircase to first floor

WC (3 m<sup>2</sup>) with wash basin

Garage (25 m<sup>2</sup>) currently serving as utility area, with storage (14.6 m<sup>2</sup>)

**FIRST FLOOR:**

Landing (6 m<sup>2</sup>)

Showerroom (3.5 m<sup>2</sup>) with wash basin, shower and WC

Bathroom (12.9 m<sup>2</sup>) with wash basin, free-standing bath, shower, bidet and WC, storage

Bedroom 1 (10.75 m<sup>2</sup>)

Bedroom 2 (14.65 m<sup>2</sup>)

Hallway (7.8 m<sup>2</sup>)

Bedroom 3 (12.4 m<sup>2</sup>) with built-in storage

Bedroom 4 (15 m<sup>2</sup>) with built-in storage

**EXTRA:**

Outside, the landscaped garden surrounds a 10 x 5 m swimming pool (chlorine) with Roman steps, sun terrace and BBQ area — the perfect setting to relax while enjoying the stunning countryside views and sunsets over Lauzerte.

Well for garden irrigation

Nicely landscaped garden surrounding the property, easy to maintain

Stunning views towards Lauzerte and the surrounding countryside

Property located on the chemin de Compostella

No close neighbours, no passing road

New roof in 2002 –2003

Electric radiators (and very efficient wood burner) - single glazing

## LOCAL TAXES

**Taxe foncière: 1184 EUR**

**Taxe habitation: EUR**

## NOTES