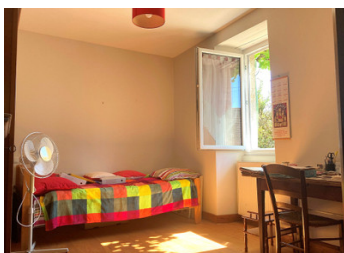


A highly authentic 19th-century Quercy farmstead



INFORMATION

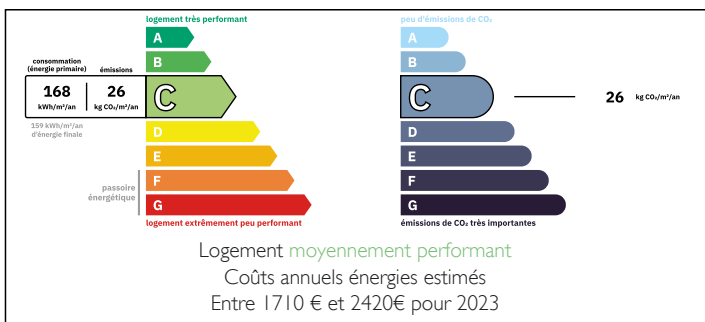
Town:	Sénaillac-Lauzès
Department:	Lot
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	14000 m2

IN BRIEF

In the heart of the Causses du Quercy Regional Natural Park, a highly authentic 19th-century Quercy farmstead offering charm and serenity on 1.4 hectares.

Nestled in the heart of a preserved environment, quiet and with no nuisances whatsoever, just 10 minutes from shops.

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: 750 EUR

NOTES

DESCRIPTION

In the heart of the Causses du Quercy Regional Natural Park, a highly authentic 19th-century Quercy farmstead offering charm and serenity on 1.4 hectares.

Nestled in the heart of a preserved environment, quiet and with no nuisances whatsoever, just 10 minutes from shops.

Character longhouse of approx. 130 m² of living space, combining old-world charm and modern comfort, this 19th-century building is in immaculate condition.

Single-level living: A pleasant living room with a wood stove, a sitting room, a kitchen, 2 bedrooms, and a shower room all on the ground floor.

Upstairs: A spacious 3rd bedroom and additional space in the attic that can be converted.

Comfort & Energy: Gas central heating, reversible heat pump (air conditioning), wood stove, double glazing, and electricity fully rewired in 2021.

Outbuildings & Grounds

An enchanting setting typical of the region, ideal for nature lovers, hospitality projects, or hobbyists:

Traditional stone barn: A superb 150 m² structure (storage, workshop, potential conversion...).

The land: 1.4 hectares (approx. 3.5 acres) featuring traditional dry-stone walls.

Building in very good overall condition, with no major structural work required.

Includes a wine cellar and a garage.

Information about risks to which this property is exposed is available on the Géorisques website :