

Stone house in bucolic countryside, swimming pool, ruin. Access to river.



INFORMATION

Town:	Thémines
Department:	Lot
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	67500 m2

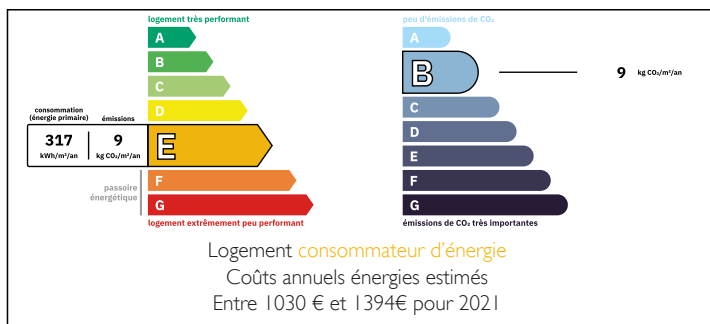
IN BRIEF

In the heart of the Causses, 10 minutes' walk from a small village between Gramat and Figeac: this very pretty house sits in a privileged, secluded, very quiet setting, surrounded by 6.5 ha of meadows and woods with access to the river.

The house has a cellar, a living room with kitchenette, 3 bedrooms, two high-quality bathrooms and a beautiful, large swimming pool; it was completely renovated in 2022. A small village with a bakery/grocery within 10 minutes' walk, this is a haven of peace. Accessed via a castine path, with no visible neighbors, you'll feel all alone in the world amid 6 hectares of causses with low stone walls, oak trees and hiking trails.

Down below, the land gives access to the river, and you have the ruins of an old barn that could be renovated. On-site spring.

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: 871 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Stone house on cellar comprising:

Level 1: living room with kitchen area, bedroom with shower room, separate WC; wood-fired heating system

Level 2: two bedrooms, bathroom, separate WC
Swimming pool and terrace; 6ha of Causse meadows and woods, old ruined barn in need of restoration, access to the Ouyse river

Seasonal rental potential: €25,000

APPROXIMATE SURFACE AREAS

Ground floor

- Living room/kitchen: 34.75 m2
- Bedroom 1 en suite: 16.50 m2
- WC

1st floor

- Hallway: 8.40
- Bedroom 2: 16 m2
- Bedroom 3: 16 m2
- Bathroom: 5 m2
- WC

basement

- cellar: 50 m2
- laundry, tech room: 25 m2

TECHNICAL SIDE

- house renovated 2011-12
- double glazing
- septic tank up to standard
- swimming pool on terrace 10x5; renovated terrace
- well and underground river
- thermodynamic wood insert with blower
- convector heaters
- No work required, excellent features

ENVIRONMENT

- Close to a small village with bakery and grocery store
- 15 minutes from Gramat
- 25 minutes from Figeac and Saint Céré