

Exceptional private estate with 2 stone houses, 2 pools and numerous outbuildings on 2.5 ha of land



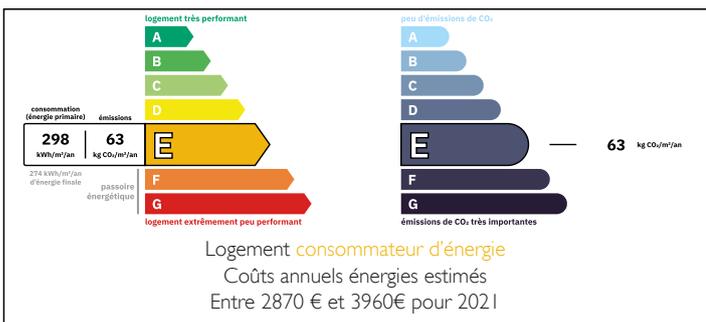
## INFORMATION

Town:	Barguelonne-en-Quercy
Department:	Lot
Bed:	7
Bath:	5
Floor:	278 m <sup>2</sup>
Plot Size:	24851 m <sup>2</sup>

## IN BRIEF

Just 4 km from the charming village of Montcuq, this stunning property offers unparalleled privacy and breathtaking views. Featuring a main house with 3 bedrooms and 2 bathrooms, and an independent gîte with 4 bedrooms and 3 bathrooms, both with their own private swimming pools, it is perfect for relaxation and leisure. The property also includes a partially renovated stone barn with a large living area and bathroom, a two-level renovated former tobacco barn, and a picturesque pigeonier with an attached small house, ideal for a guest suite or studio. Each building has its unique character and privacy, while harmoniously contributing to the unity of the estate around a spacious courtyard. This remarkable property is a true gem, blending traditional charm and modern comfort in a beautiful, secluded location. An absolute must-see for those seeking a unique and...

## 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

**MAIN HOUSE:** a masterpiece of traditional charm and modern comfort. This stunning residence offers a warm and inviting atmosphere, designed to cater to your every need. This property benefits from oil fired central heating and double glazing.

### GROUND FLOOR:

As you enter the house, you're greeted by an elegant entrance hall (9.4 m<sup>2</sup>) with stairs leading to the first floor. The beautiful farmhouse kitchen (25.25 m<sup>2</sup>) features an open fireplace, perfect for cooking and grilling. A convenient pantry (2.6 m<sup>2</sup>) with integrated storage and a utility area (5.2 m<sup>2</sup>) with a wash basin and WC add to the practicality.

The dining room (10.95 m<sup>2</sup>) flows seamlessly into the spacious living room (30 m<sup>2</sup>) with a wood burner, creating a perfect space for family gatherings. The office (22.6 m<sup>2</sup>) provides a quiet retreat for work or study.

### GARDEN LEVEL:

The main bedroom suite includes a comfortable bedroom (14 m<sup>2</sup>) with an exterior door leading to the garden and pool, a dressing area (2.45 m<sup>2</sup>), and a luxurious bathroom (8 m<sup>2</sup>) with twin wash basins, a bath with shower, and a WC (1.5 m<sup>2</sup>).

Accessible only from outside, a large, vaulted cellar (60 m<sup>2</sup>) has been transformed into an entertaining space/summer kitchen with a wine cellar, perfect for hosting guests.

### FIRST FLOOR:

Upstairs, the rooms under the eaves offer charm and character. The landing (4.8 m<sup>2</sup>) leads to Bedroom 2 (24.35 m<sup>2</sup>) and Bedroom 3 (26.25 m<sup>2</sup>). A bathroom (5.6 m<sup>2</sup>) with a wash basin and shower, a separate WC...

## LOCAL TAXES

**Taxe foncière: 2406 EUR**

**Taxe habitation: EUR**

## NOTES