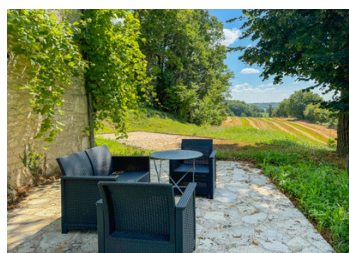
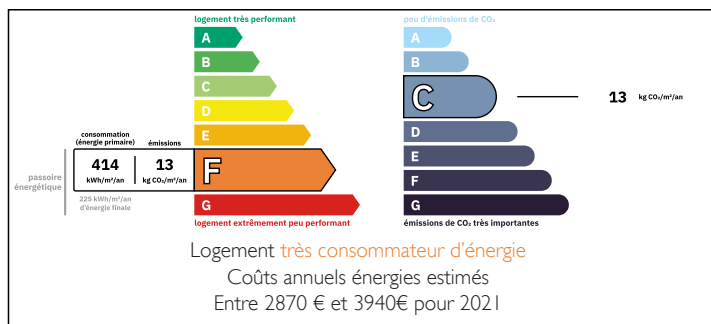


Charming stone country house, 4 bedrooms, 2 bathrooms, swimming pool and views, on 1.8 ha of land.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Lauzerte
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	127 m²
Plot Size:	18373 m²

IN BRIEF

Nestled in a private setting at the end of a secluded drive, this French stone farmhouse offers an idyllic setting with stunning views of the surrounding countryside. Located close to Lauzerte and built into the hillside, this property seamlessly blends rustic charm with modern comforts, providing a serene and tranquil retreat.

The farmhouse boasts flexible accommodation across two levels. The ground floor features a kitchen, a cozy living room, two bedrooms, and a well-appointed bathroom. The lower garden level includes two additional spacious bedrooms, another bathroom, and a utility room.

Just a few steps from the house, you'll find a heated swimming pool with Roman steps, surrounded by a sun terrace perfect for relaxing and soaking in the stunning surroundings.

Adding to the property's charm, a spacious hangar with stone walls, a covered terrace, a boules court, and...

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

GROUND FLOOR: featuring exposed stone walls and beams, the ground floor includes:

Kitchen (11,5 m²)

Living room (29 m²) with fireplace with wood burner, original stone sink

Bathroom (4,4 m²) with wash basin, shower and WC

Bedroom 1 (11 m²)

Bedroom 2 (9,25 m²)

Utility room (7,75 m²) accessible from the outside

LOWER GARDEN LEVEL:

Entrance (4,55 m²)

Utility room (1,75 m²)

Bedroom 3 (25,5 m²) featuring a vaulted ceiling, wash basin, and a small kitchen corner

Bathroom (3,95 m²) with wash basin, bath and WC

Bedroom 4 (17,65 m²) with built-in storage

EXTRA:

A heated swimming pool (9 m x 4 m) with Roman steps, a chlorine system, and a new liner installed four years ago

A spacious hangar (177 m²) with a steel frame and stone walls

Covered terrace (15 m²)

Boules court

A traditional well

Almost 2 hectares of land, primarily woodland, surrounding the property

The property benefits from double glazing, electric heating, and a wood burner, ensuring comfort throughout the year.

LOCAL TAXES

Taxe foncière: **850 EUR**

Taxe habitation: **EUR**

NOTES

Lauzerte: 7 km

Montaigu de Quercy : 10 km

Montcuq : 16 km

Moissac : 26 km

Cahors : 40 km

Montauban : 42 km

Bergerac airport: 88 km

Toulouse airport : 95 km