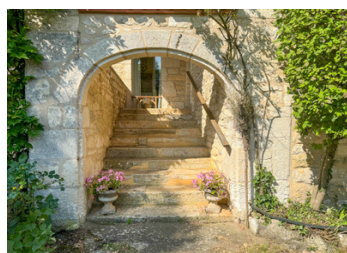


Beautifully renovated Quercynoise with stone barn and pool on 2 ha of land, close to Sauzet, 22 km to Cahors



## INFORMATION

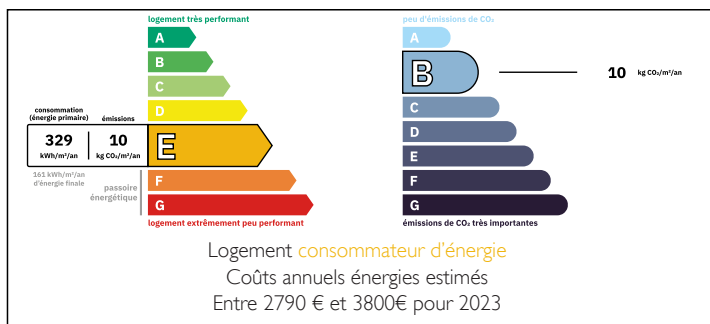
Town:	Carnac-Rouffiac
Department:	Lot
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	20955 m2



## IN BRIEF

This delightful property benefits from a gorgeous setting, with views overlooking the surrounding valley, very private, but only 2 km from Sauzet. The renovated stone property offers spacious accommodation over 2 floors, including 3 bedrooms and 2 bathrooms. There are partially landscaped gardens with fruit trees, a swimming pool, and a beautiful stone barn. Nice flat grassland, ideal for horses.

## 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:	1351 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### MAIN FLOOR:

Stone steps up to the beautiful bolet  
Kitchen (23 m2) fully fitted, with chimney and wood burner

Living room (16 m2) with wood flooring

Bedroom 1 (18 m2) with wood flooring

Hallway (2.5 m2) with integrated storage cupboards  
WC (1.6 m2)

Bathroom (5 m2) with wash basin, bidet, bath with shower

### GARDEN LEVEL:

Bedroom 2 (17.5 m2) with sink and bidet in the room

Cave/summer kitchen (15 m2) with double doors to back terrace (22 m2 - partially covered), with sink and summer kitchen

Bedroom 3 (14 m2) with sink, vaulted ceiling

Shower room (4.5 m2) with walk-in shower and WC

WC (2 m2)

Also on garden level, but accessible from the outside are: a wood storage, a workshop with bread oven, a technical room/utility room with pool equipment and plumbing for washing machine, a small cave/technical room.

### EXTRA:

Stone barn (80 m2) in excellent condition, with spacious covered terrace to the front

Separate BBQ and sitting area

Swimming pool 10 m x 5 m, Roman steps, salt pool, with electric cover, spacious sun terrace in travertin

Small fish pond in former water reservoir

Nicely landscaped gardens around the property, fruit trees and grassland

Views over the surrounding countryside

Very private but less than 2 km from Sauzet and all its amenities, easy access to Cahors and the airports

Sauzet: 1.5 km

Cahors: 22 km

Bergerac airport: 93 km