

Charming stone property with stunning views, situated in a small hamlet, possibility of 2 separate units.



INFORMATION

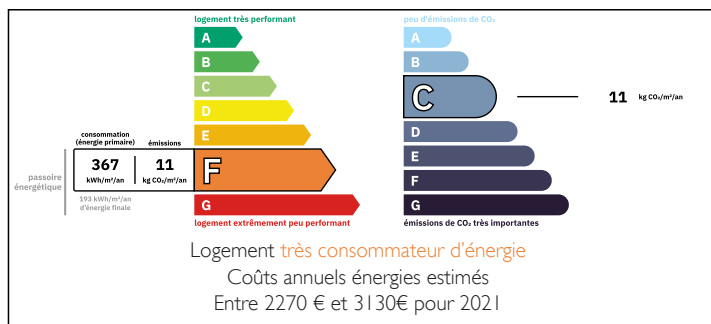
Town:	Bouloc-en-Quercy
Department:	Tarn-et-Garonne
Bed:	2
Bath:	2
Floor:	130 m2
Plot Size:	2062 m2



IN BRIEF

This exceptional stone property, currently divided into two independent living units, offers a wealth of possibilities. Its unique U-shaped layout surrounds a charming central courtyard featuring a well, while stunning views stretch across the surrounding countryside. With the option to easily convert it into a spacious family home, this character-filled property also includes private parking, a traditional Quercy stone garage and a nice, flat garden. Perfectly situated between Montcuq and Lauzerte, it boasts an ideal location for those seeking tranquillity and convenience.

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: 350 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover this stone house, offering a perfect blend of historic charm and modern comfort.

FIRST FLOOR:

- Accessed via external stone steps, the inviting veranda (13 m²) features sliding windows/doors, framing stunning views.
- The cozy living area (16.2 m²) retains its original charm with an old stone sink, exposed stone walls, beams, and terra cotta floors. A staircase leads to the lower level.
- The spacious kitchen/dining room (24.75 m²) boasts a wood burner, terra cotta floors, and a staircase to a mezzanine (12 m²), perfect for additional space.

GARDEN LEVEL:

- A versatile living room/hallway (12.9 m²) leads to a generous bedroom (20 m²) with an exterior door and an en suite bathroom (9 m²) complete with a washbasin, bath, and WC.
- From the hallway, a door opens to a self-contained studio apartment featuring:
 - Bedroom (8.85 m²) with exterior door
 - Kitchen (7.75 m²)
 - Living area (21.75 m²) with sliding doors to the garden, reversible air conditioning/heating, and stairs to a mezzanine (10 m²)
 - Bathroom (4.55 m²) with a washbasin, shower, WC, and space for a washing machine

EXTRA:

- The expansive garden (2062 m²) is a true oasis with a well, fruit trees, and captivating views of the surrounding countryside.
- A spacious garage (26.25 m²) with a new hot water tank (installed in 2022) and three additional parking spaces in front provide ample storage and parking options.

Although some internal updating might be required, this property has been thoughtfully renovated...