

Superb holiday estate: house, 3 independent guest rooms, 3 chalets, swimming pool, outbuildings, 12 ha



INFORMATION

Town:	Limogne-en-Quercy
Department:	Lot
Bed:	8
Bath:	7
Floor:	260 m2
Plot Size:	120791 m2

IN BRIEF

Beautiful property renovated some twenty years ago, with no close neighbours, surrounded by 12 ha (32 acres) of enclosed grounds, approx. 2/3 meadows and 1/3 woodland. Very pleasant, peaceful setting, close to all amenities and the Pilgrim's Way to Santiago de Compostela.

* Charming traditional house: living room with semi-open kitchen and souillarde (49.5 m²), 2 attic bedrooms, 1 with dressing room and the 2nd with shower room and WC.

Adjoining the house on the ground floor are 3 independent GUEST BEDROOMS (20, 21 and 23 m²), each with its own shower room and WC. Spacious cellar with utility room and storage. Pellet-fired 2022 boiler, double glazing. Kitchen garden. Water tank.

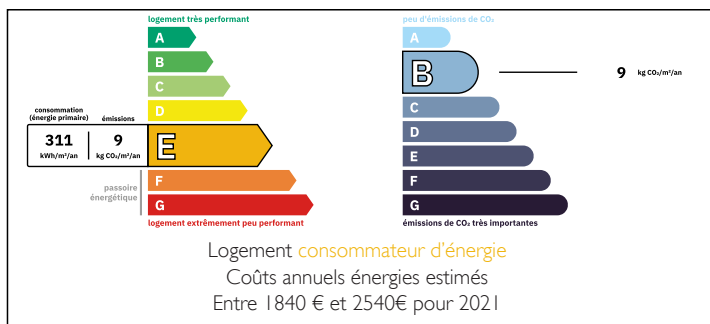
* 3 GITES / CHALETS of 40 m² each comprising a

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.



ENERGY - DPE





DESCRIPTION

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière:	1887 EUR
Taxe habitation:	EUR

NOTES