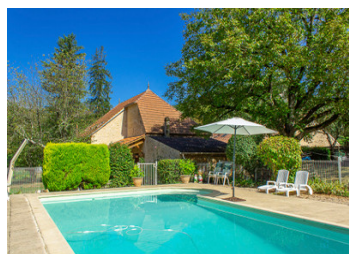


## Live the French Countryside Dream – Stunning Restored Stone House with Pool



## INFORMATION

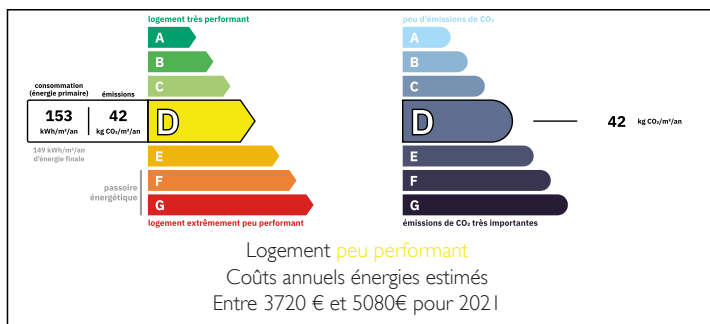
Town:	Montcabrier
Department:	Lot
Bed:	6
Bath:	4
Floor:	211 m2
Plot Size:	37077 m2



## IN BRIEF

Set amidst the breathtaking landscapes of the Lot, this exceptional property offers 211 m<sup>2</sup> of character-filled living space, expansive grounds, and a prime location that perfectly blends rural tranquility with modern convenience. Whether you're seeking a dream home, a serene holiday retreat, or a fantastic opportunity for a chambres d'hôtes, this rare gem invites you to experience the very best of the French countryside in one of the most sought-after regions. A property not to be missed!

## 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:** 1767 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Tucked away in a peaceful hamlet near Montcabrier, this beautifully restored stone house is the epitome of French countryside living. With 211 m<sup>2</sup> of living space, six bedrooms, and a wealth of character, it offers the perfect setting for a dream home or a successful chambres d'hôtes. Set amidst rolling meadows, fruit orchards, and private woodland, the property blends rural charm with modern comforts, all while being within easy reach of lively villages and sought-after attractions.

### Spacious & Versatile Living Spaces

#### Ground Floor (136 m<sup>2</sup>)

At the heart of the home is a welcoming 21 m<sup>2</sup> kitchen, perfect for home-cooked meals and lively gatherings. The 34 m<sup>2</sup> open-plan living and dining area provides a comfortable and sociable space, with easy access to the outdoors. Three well-proportioned bedrooms are located on this level, two of which have en-suite shower rooms for added privacy, while the third bedroom is served by a separate family bathroom. An independent entrance with a private terrace offers the potential for a self-contained guest suite or rental opportunity.

#### First Floor (112 m<sup>2</sup>)

Upstairs, three additional bedrooms provide ample accommodation, including a master suite with en-suite shower and WC. Another bedroom benefits from its own WC, while the third is served by a family bathroom. A 29 m<sup>2</sup> mezzanine offers flexible space, perfect as a lounge, study, or games room, while the 34 m<sup>2</sup> loft provides excellent storage or potential for further conversion.

### Outdoor Living – A True Highlight

The property is designed to make the most of its...