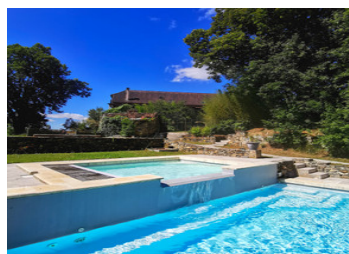


Exceptional property tastefully renovated (14th century): gîtes, guest rooms, swimming pool, barn and panorami



INFORMATION

Town:	Figeac
Department:	Lot
Bed:	8
Bath:	6
Floor:	500 m2
Plot Size:	3505 m2



IN BRIEF

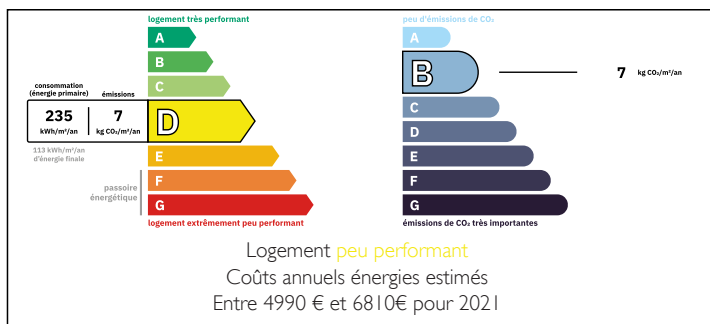
Magnificent renovated property of more than 500 m² combining charm, history and comfort, at the gates of Figeac, in a preserved rural setting. Located on a plot of approximately 4500 m², this rare property enjoys a breathtaking view of the countryside.

The buildings, restored in a very authentic style, highlight woodwork, dry stones, superb fireplaces...

This character property, a successfully operated host estate, includes:

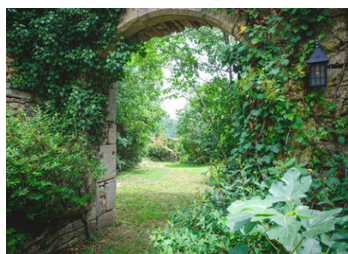
- the main house (217 m²): living room with kitchen, summer kitchen with terrace, 2 bedrooms, panelled library, office,
- 2 gîtes, 52 and 65 m², capacity 4 and 5 p,
- 3 guest rooms,
- a barn classified as "remarkable" could make it possible to develop the existing event reception activity.

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.



DESCRIPTION

MAIN HOUSE

- Entrance (9 m²)
- Living room with open kitchen (41 m²)
- Beautiful attic bedroom and bathroom WC (45 m²)
- 2nd bedroom with bathroom WC (15 m²) with its own terrace (7 m²)
- Library / office (38.5 m²)
- Space including workshop, dressing room and shed (26 m²)
- Office/control post and WC (9 m²)
- Summer kitchen and laundry room (20 m²) opening onto a pleasant covered terrace (16 m²) from which you can enjoy a superb 180° view of the countryside
- Laundry room (19 m²)

- Medieval dining room and its imposing fireplace - with pantry and toilet - (43 m²) in which breakfasts are served

BED & BREAKFAST 1 (30 m²)

- Bedroom, bathroom, toilet, boletus

BED & BREAKFAST 2 (30 m²)

- Bedroom with bathroom, WC

GITE 1 (65 m²)

- Living room kitchen (25 m²)
- 2 bedrooms (18 and 16 m²)
- bathroom, WC

GITE 2 (52 m²)

- living room kitchen (23 m²)
- bedroom (15 m²), mezzanine
- bathroom, WC

OUTBUILDINGS

- Convertible barn (216 m² approx. including 122 m² floor)
- garage lean-to (25 m²)
- cellars (134 m²)

LOCAL TAXES

Taxe foncière: 2562 EUR

Taxe habitation: EUR

NOTES