

Recently renovated, character stone property with four bedrooms, swimming pool, stone barn and views.



INFORMATION

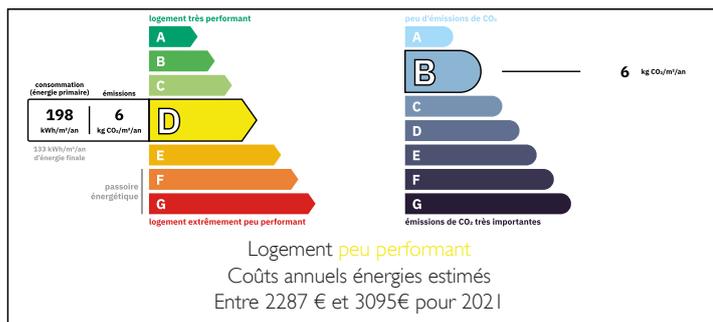
Town:	Villesèque
Department:	Lot
Bed:	4
Bath:	2
Floor:	155 m ²
Plot Size:	1434 m ²



IN BRIEF

Located in a peaceful hamlet on a quiet dead-end street, this charming Quercynoise stone property, fully renovated in 2019, offers luxurious living over 3 spacious levels. Boasting excellent insulation and double glazing throughout (DPE band D), it provides comfort and energy efficiency. The bright and open living spaces create a welcoming atmosphere, while the large terrace at the rear offers breathtaking views over the swimming pool and surrounding countryside—ideal for relaxation and entertaining. This tranquil haven is just 5 minutes from a village with essential amenities and only 15 minutes from Cahors. A perfect blend of peaceful living and modern 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.



DESCRIPTION

MAIN FLOOR:

Stone steps leading to first part of a covered terrace (10 m²), leading to :

Kitchen/dining area (27 m²) with fully fitted modern kitchen, character features such as stone walls, beams, original stone sink

Living area (26.75 m²) with pellet burner, sliding doors towards back covered terrace (34 m²) with views

FIRST FLOOR:

Landing (3 m²)

Bedroom 1 (20.6 m²)

WC (2.35 m²)

Bathroom (5.25 m²) with wash basin, shower

Bedroom 2 (16.3 m²)

GARDEN LEVEL:

Entrance and hallway (12 m²) with exterior door

WC/utility area (2.5 m²)

Bedroom 3 (16 m²)

Bathroom (5 m²) with twin basin, bath

Bedroom 4 (17.65 m²) with built-in wardrobes

EXTRA:

Swimming pool, 7 m x 3,5 m, depth 1,4 m, chlorine
Stone barn (38,5 m²) in good condition, with access for water, electricity and drainage already provided
New roof (2017) for the main house with new roof insulation

The property benefits from double glazing throughout

Heating : pellet burner for the main floor, electric radiators in the bedrooms

Quiet location on a dead end street

Stunning views over the surrounding countryside

Sauzet: 4,5 km, village with basic amenities such as bakery, grocery store, post office, bar/restaurant etc.

Montcuq : 12 km

Cahors : 17 km

Prayssac : 18 km

Bergerac airport : 100 km

Toulouse airport : 110 km

LOCAL TAXES

Taxe foncière: **843 EUR**

Taxe habitation: **EUR**

NOTES