

Beautiful family home or B&B in a beautiful Quercy village.



## INFORMATION

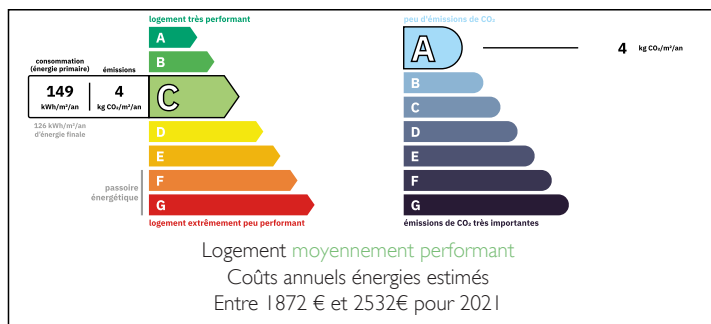
Town:	Théminettes
Department:	Lot
Bed:	6
Bath:	6
Floor:	320 m2
Plot Size:	7000 m2

## IN BRIEF

Magnificent property consisting of a renovated farmhouse dating from 1778 and a renovated stone barn dating from the early 20th century. Complete with incredible gardens, pool, hot tub and further potential to develop.

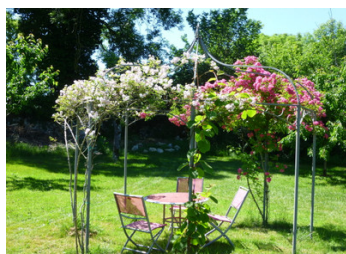


## ENERGY - DPE



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

Nestled in the heart of a charming little village typical of the Lot region, about 20 minutes from the remarkable sites of Padirac and Rocamadour, an extraordinary region in terms of tourism, gastronomy, history, and architecture, this magnificent property consists of a farmhouse dating from 1778 and a stone barn dating from the early 20th century.

The main house and the barn have been completely renovated to offer all modern comforts while respecting the charm and authenticity of the place.

The farmhouse consists of seven main rooms with two bedrooms on the ground floor and three upstairs.

On the garden level, you will find a fully equipped kitchen with a pantry and laundry room, a beautiful living room (living/dining room) with a large contemporary open fireplace, the scullery currently serving as an office, a hallway with a washbasin and toilet, and a staircase leading upstairs to two large bedrooms on the ground floor. These two bedrooms have their own bathroom and toilet and independent access to the garden.

Upstairs, you will find three other bedrooms, including a master suite with a dressing room and private bathroom, another currently used as a children's bedroom, and a third large bedroom with a bathroom and toilet.

The ground-floor bedrooms (27 and 20m<sup>2</sup>) are located on the garden level and offer views of the barn and the upper garden or the surrounding countryside.

The upstairs bedrooms offer views of the surrounding countryside, the barn, and the upper garden. One of them (36m<sup>2</sup>) can be...

## LOCAL TAXES

Taxe foncière: 907 EUR

Taxe habitation: EUR

## NOTES