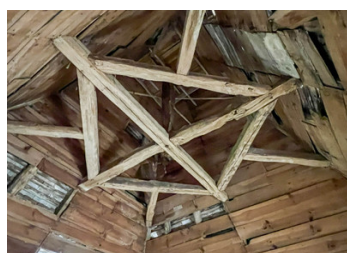
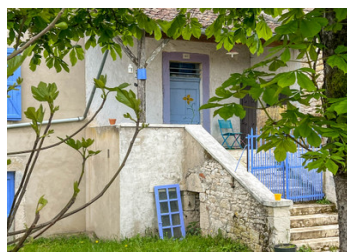
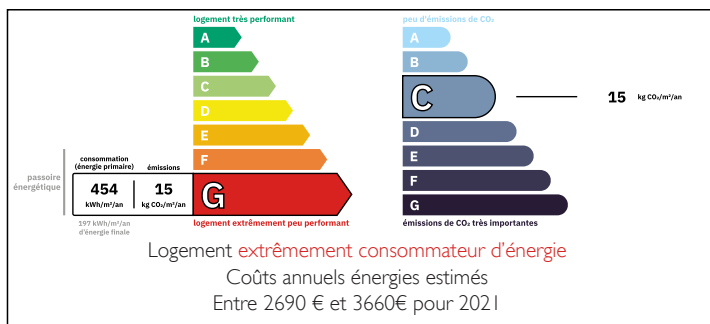


Stone farmhouse with numerous outbuildings, to be renovated, nice location, close to Cahors, 3400 m2 of land



ENERGY - DPE



INFORMATION

Town:	Labastide-Marnhac
Department:	Lot
Bed:	3
Bath:	0
Floor:	106 m2
Plot Size:	3453 m2

IN BRIEF

An exceptional opportunity to breathe new life into a character-filled stone farmhouse, complete with its own traditional pigeonier. Steeped in history and dating back to 1869, this property has been untouched for many years—awaiting someone with vision and passion to restore it to its former glory.

The bones of the main house are solid, offering a fantastic foundation for a full renovation. There's also the exciting potential to convert the spacious attic, significantly increasing the living space and unlocking even more charm. In addition, generous outbuildings provide ample scope for creative projects—be it guest accommodation, workshops, or studio space.

Nestled in the peaceful village of Labastide-Marnhac, just 10 km from the vibrant town of Cahors, the property enjoys sweeping views over the surrounding countryside. A tranquil, picturesque setting with plenty of potential—this is a project brimming with promise.

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

FIRST FLOOR:

Exterior stone steps, leading to a bolet (9,9 m²) – covered terrace

Kitchen/living room (32 m²) with fireplace, entrance door

Room 1 (25,10 m²)

Room 2 (31,8 m²) with original, old floorboards

Room 3 (17,35 m²) in the pigeonnier, with exterior door, original old floorboards, built-in storage with old, steel safe (in working condition!)

SECOND FLOOR:

Attic space (89,3 m²) to be converted

Attic space pigeonnier (17 m²) to be converted (roof in pigeonnier needing urgent repairs)

GARDEN LEVEL:

Basement (81 m²)

Basement under pigeonnier (16,5 m²) with fireplace, original stone sink, ancient shower

EXTRA:

Stone open outbuilding (45,35 m²) with door to garden

Water tanks x 2, for capturing rainwater

Open barn (91 m²) with workshop (14,5 m²)

Stables (30 m²) on 2 levels

Barn (107 m²)

Second stone barn (60 m²)

Vaulted room (16,5 m²)

Most buildings are laid out around a front courtyard 3453 m² of land, directly surrounding the property, with further fields beyond

This property needs a full renovation : re-wiring, plumbing, septic tank, double glazing, etc but once the work completed, this will be a jewel !

Very nice and quiet location, with beautiful views, close to Cahors.

Lhospitalet : km

Cahors : 10 km

Castelnau Montratier: 16 km

Montcuq : 21 km

Bergerac airport : 105 km

Toulouse airport : 105 km

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES