

Charming property, large family home, spacious guest house, heated pool, well, panoramic views



## INFORMATION

Town:	Lacapelle-Marival
Department:	Lot
Bed:	8
Bath:	4
Floor:	330 m2
Plot Size:	10117 m2

## IN BRIEF

Nestled on the heights of a village with shops and services, this vast property will immediately seduce you with its charm: a large stone Quercy house with exposed beams, bolet, souillarde, bread oven... its barn with courtyard and terrace overlooking the pool with panoramic views of the Quercy hills.

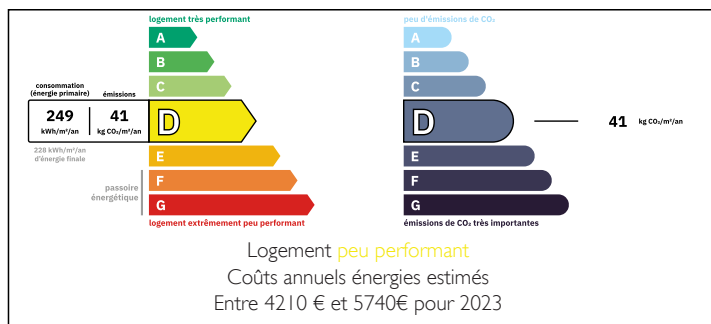
Absolute peace and quiet, just nature.

The main house has a large billiard room on the ground floor and an en suite bedroom (independent access); then there's a large open kitchen and a huge 65 m2 living/dining room with two inglenook fireplaces (and Alsatian stove); upstairs, three lovely bedrooms.

The guest house (or gite) has been converted in the stone barn and includes a living room with open kitchen, 3 bedrooms and another independent en suite bedroom.



## ENERGY - DPE



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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

### More details

It's hard to describe this property in just a few words: breathtaking views, vast rooms, preserved old-world charm, modern comforts, top-of-the-range amenities, over 1 ha of grounds with magnificent parklands planted with trees and flowers, vegetable garden... a heated swimming pool with terrace and panoramic views. Just 30 minutes from Figeac, and 5 minutes from Lacapelle Marival, a delightful Lot village with shops and services. Here are more details on the property, but please don't hesitate to email me for any questions, visits, and the complete photo file.

### The property comprises

1). A main house with, on the ground floor: WC, laundry room, billiard room (45 m<sup>2</sup>) with inglenook fireplace, souillarde, laundry-boiler room, cellar, WC, en suite bedroom with shower room (19 m<sup>2</sup>) and independent access to the garden (perfect for a chambre d'hôte, for example).

Second floor (also on one level from the rear, accessed by inside staircase): large living room (65 m<sup>2</sup>) with Alsatian stove, inglenook fireplace, souillarde, study (8 m<sup>2</sup>), fitted kitchen (21 m<sup>2</sup>), entrance hall, WC, storeroom;

Second floor, attic and dovecote: library landing, 3 large bedrooms (13 m<sup>2</sup>, 11 m<sup>2</sup> and 21 m<sup>2</sup>), shower room-WC.

All double-glazed, oil-fired central heating, Alsatian stove;

2). The guest house has been converted from the old stone barn, again retaining the character of the exposed beams: it comprises a first independent bedroom with shower room-WC (20 m<sup>2</sup>) (another guest room possible), terrace, pool equipment room.

## LOCAL TAXES

**Taxe foncière: 2795 EUR**

**Taxe habitation: EUR**

## NOTES