

## Hidden Gem – Alluring Stone Home with Gîte in Utter Peace, Far from the Madding Crowd



## INFORMATION

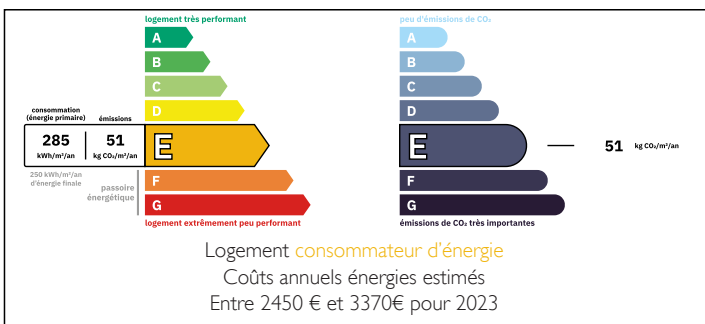
|             |         |
|-------------|---------|
| Town:       | Lherm   |
| Department: | Lot     |
| Bed:        | 2       |
| Bath:       | 2       |
| Floor:      | 141 m2  |
| Plot Size:  | 4835 m2 |



## IN BRIEF

Tucked away in the rolling hills near Prayssac, this utterly charming stone property with gîte offers a rare opportunity to embrace a slower, more meaningful way of life. Surrounded by nature and rich in character, it's the kind of place that gently invites you to pause, breathe, and reimagine your day-to-day. The main house and separate gîte offer flexible living spaces ideal for personal retreats, creative projects, remote working, or welcoming guests. Whether you're seeking a permanent home, a holiday base, or a property with income potential, this hidden gem delivers charm, tranquillity, and endless possibilities in equal measure. A true invitation to step away from the noise and into something more soulful — and one that's well worth exploring further.

## 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

Tranquil Stone Retreat with Gîte – Lherm, Lot (46150)

Approx. 187 m<sup>2</sup> total living space | Peaceful setting | Historic charm | Gîte included | Underfloor heating

Hidden away on the peaceful edge of the charming village of Lherm, this enchanting stone ensemble is the very picture of calm and character. Surrounded by mature woodland and open countryside, the property offers a genuine escape from the bustle of daily life — a place to reset, recharge, or reconnect with nature in complete privacy.

Comprising a soulful main house and a separate, beautifully restored gîte, this versatile property is ideal for those seeking a primary residence with space for guests, a lifestyle change with income potential, or simply a bolt-hole from which to work remotely, relax deeply, and rent out when not in use.

Main House – Approx. 134.6 m<sup>2</sup>

A lovingly restored home that blends rustic charm with considered modern touches — including underfloor heating throughout the majority of the house. Original stone walls, exposed beams, and tiled floors create an atmosphere that is warm, welcoming, and full of heart.

Kitchen / Diner – 19.13 m<sup>2</sup>

A sociable open-plan space with direct access to a shaded side terrace and the gardens — perfect for long lunches, lazy breakfasts, or evening drinks.

Utility Area / Cloakroom / Storage – 10.21 m<sup>2</sup>

Currently serving as a cloakroom with a separate WC and useful storage space, with room for laundry facilities.

Store Room (rear) – 19.13 m<sup>2</sup>

Spacious and adaptable — ideal as a pantry, workshop, or artist's...

## LOCAL TAXES

Taxe foncière: 1037 EUR

Taxe habitation: EUR

## NOTES