

Charming 3-bed stone house in a peaceful hamlet with lovely countryside views.



INFORMATION

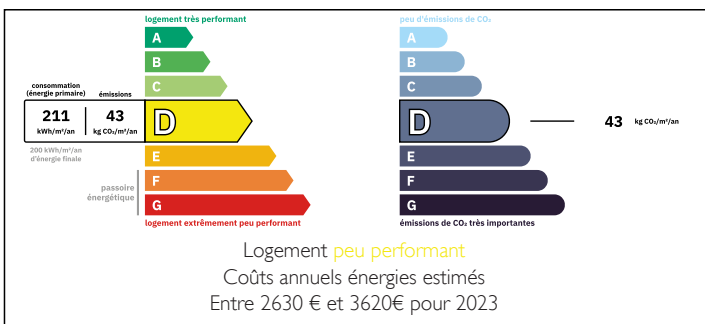
Town:	Cuzorn
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	129 m2
Plot Size:	1042 m2



IN BRIEF

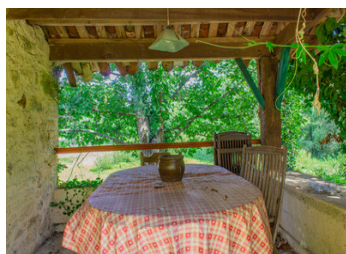
Tucked away in the quiet hamlet of Tesquet, this charming stone house offers a cosy and well-balanced layout: three bedrooms and a bathroom upstairs, with a kitchen, sitting room, utility, and WC on the ground floor. Outside, two distinct garden areas and a stone outbuilding offer both character and potential. A lovely opportunity in a peaceful corner of the countryside.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming Stone House with Courtyard and Garden in Quiet Hamlet – Tesquet, 47500

Tucked away in the peaceful sub-hamlet of Tesquet, just a few minutes from the bustling town of Fumel, this beautifully preserved stone house offers warmth, character, and flexible living in the heart of the Lot-et-Garonne countryside.

Interior Layout

The house is arranged over two floors.

Upstairs, you'll find three comfortable bedrooms:

Bedroom 1: (15.23 m²)

Bedroom 2: (11.25 m²)

Bedroom 3: (12.60 m²)

There is also a full family bathroom measuring (7.54 m²) – ideal for daily living.

On the ground floor:

A cosy sitting room: (27.45 m²) with exposed beams and a striking stone fireplace housing a wood-burning stove, perfect for curling up on cooler evenings.

The adjoining kitchen (19.35 m²), full of rustic charm, opens onto the garden and is large enough for a family table.

A handy utility room: (7.53 m²) and a separate WC complete this level.

Outdoor Living

To the front, a welcoming garden sets the tone with mature planting and a sense of privacy.

At the rear, a stone-walled courtyard offers space for summer dining with a built-in BBQ.

Just off the courtyard, a grange/outbuilding