

Charming stone property, 4 bedrooms, swimming pool, stone barn and stunning panoramic views!



INFORMATION

Town:	Lendou-en-Quercy
Department:	Lot
Bed:	4
Bath:	2
Floor:	132 m2
Plot Size:	3177 m2



IN BRIEF

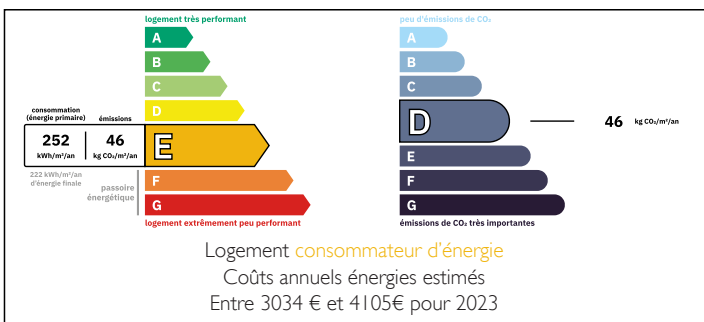
This property represents everything that you could be looking for in a charming French countryside home. From the moment you arrive, you'll be captivated by the beautiful stone buildings and authentic character features — original fireplaces, exposed stone walls, and rustic beams that tell the story of the home's rich history.

Every window frames a breathtaking view, drawing your eye out to the lush garden and sparkling swimming pool — the perfect setting for relaxation and outdoor living.

While full of charm, the property also offers all the modern comforts you need, including a fully fitted kitchen and central heating. An added bonus: the two levels of the house are not internally connected, making it an ideal setup for holiday rentals or guest accommodation.

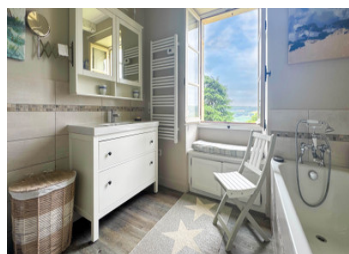
Whether you're looking for a peaceful retreat, a family home, or a smart investment opportunity, this property...

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

GROUND FLOOR:

Living area (22 m²) with fireplace and wood burner
Hallway (9,35 m²)

Kitchen/dining room (19,65 m²) with exterior door to side terrace

Bedroom 1 (12,75 m²)

Bathroom (9 m²) with wash basin, bath, shower & WC

Bedroom 2 (19,35 m²) with (decorative) fireplace, floor to ceiling built-in wardrobes

GARDEN LEVEL:

Entrance/utility area (9,10 m²)

Bedroom 3 (15,35 m²)

Bathroom (4,10 m²) with wash basin, shower and WC

Bedroom 4 (11,25 m²)

Technical room/storage (3,8 m²)

Boiler room (7,5 m²)

EXTRA:

Swimming pool (installed in 2016) 10 m x 5 m, chlorine, with sun terrace

Stone barn (112 m²)

Garage (32 m²) currently used as a games room

Solar panels for personal use

Property benefits from oil fired central heating (new boiler from 2015)

New septic tank installed in 2015

Land size surrounding the property is 3177 m², with a further 3255 m² of woodland spread across several plots

Montcuq : 8 km

Castelnau Montratier : 11 km

Lauzerte : 13 km

Cahors : 23 km

Bergerac airport : 98 km

Toulouse airport : 100 km

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 995 EUR

Taxe habitation: EUR

NOTES