

Two renovated stone houses with barn, garage, pool & views on 9297 m2 for sale in Serignac (Lot, Occitanie)



## INFORMATION

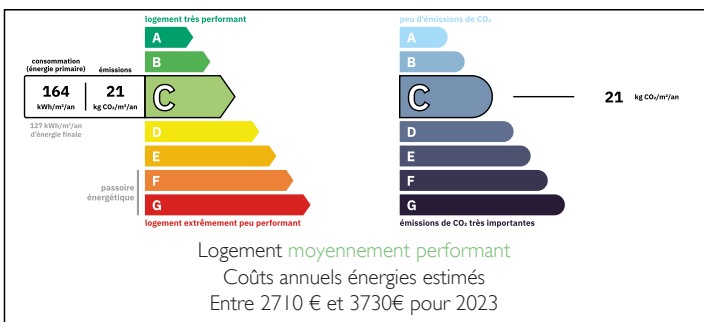
Town:	Sérignac
Department:	Lot
Bed:	3
Bath:	3
Floor:	178 m2
Plot Size:	9297 m2



## IN BRIEF

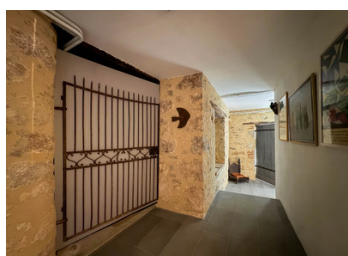
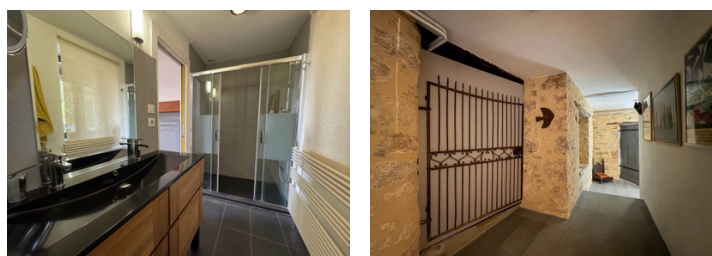
Situated in a peaceful and secluded part of the charming village of Sérignac (46700), this exceptional ensemble of two fully renovated stone houses offers a rare opportunity to enjoy the very best of life in the Lot countryside. With over 9,000 m<sup>2</sup> of private land, breathtaking open views, a walled garden, a stone barn and a pool, this property combines authenticity, comfort and extraordinary versatility. Located within walking distance of the village's amenities—including a primary school, grocery store and restaurant—this beautifully restored property is ideal as a spacious family home, a residence with guest accommodation, or a place with excellent gîte or rental potential. The two houses can be internally connected if desired, allowing you to adapt the layout to your lifestyle or hosting needs. The above ground pool makes the most of the stunning views, and will soon...

## 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

MAIN HOUSE: accessed via traditional external stone steps, the main house features a lovely bolet (covered terrace) at the entrance—perfect for enjoying the morning light or evening views. The house benefits from double glazing, oil-fired central heating and a wood-burning stove.

Entrance hall ( 3,95 m2)

Bright open-plan kitchen, dining and living room (59.65 m<sup>2</sup>) with fully equipped kitchen, wood-burning stove and French doors opening onto a raised terrace overlooking the countryside

Bedroom 1 (13,8 m<sup>2</sup>) with built-in storage, en suite bathroom (4,9 m<sup>2</sup>) with wash basin and shower, and WC (2,3 m<sup>2</sup>) with bidet (also accessible from the entrance hall)

Dressing (4,9 m<sup>2</sup>)

GARDEN LEVEL:

Basement (31,65 m<sup>2</sup>) used for storage

Hallway (12,5 m<sup>2</sup>)

Additional room (9,65 m<sup>2</sup>) with indirect daylight

Boiler room (10,45 m<sup>2</sup>) with De Dietrich oil boiler

Store room (6,4 m<sup>2</sup>)

Connecting room (28,5 m<sup>2</sup>) giving access between the two houses and opening to the garden on two sides

MAISON D'AMIS (Guest House) : beautifully renovated and filled with character, the guest house offers underfloor electric heating, a fireplace with wood insert, double glazing and generous living spaces—ideal for hosting family, friends or guests.

Light-filled open-plan living area (50 m<sup>2</sup>) with kitchen island, fireplace with wood insert and door to the garden

WC (3 m<sup>2</sup>) with wash basin

Pantry (6 m<sup>2</sup>)

Split-level layout: with bedroom 1 (13,25 m<sup>2</sup>) with en suite shower room (2,20 m<sup>2</sup>) and bedroom 2 (12,45 m<sup>2</sup>) with garden access and en suite shower room (2,20 m<sup>2</sup>)

EXTRA: the property...

## LOCAL TAXES

Taxe foncière: 1029 EUR

Taxe habitation: EUR

## NOTES