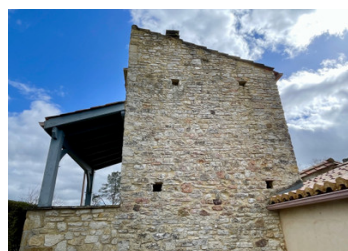


Beautiful modern house, built in Quercy style (2008), ,with outbuildings, swimming pool and 3ha terrain



## INFORMATION

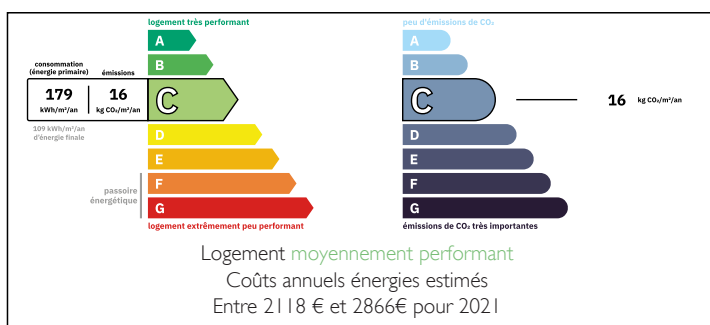
Town:	Les Arques
Department:	Lot
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	31345 m2



## IN BRIEF

Beautiful 140 m<sup>2</sup> modern, but built in Quercy style stone house, just steps from the artists' village of Les Arques, set in complete privacy on 31,345 m<sup>2</sup> of natural land. South-facing pool, terraces, garage, box, and ample parking.

## 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 foncière: 1201 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Located just a short walk from the charming artists' village of Les Arques, yet completely surrounded by untouched nature, this elegant 140 m<sup>2</sup> stone house (built in 1987) is fully move-in ready and impeccably maintained. It offers a rare combination of privacy, authentic charm and modern comfort.

Set on an expansive 31,345 m<sup>2</sup> plot, the property enjoys total tranquility with no overlooking neighbors. Outdoor spaces include a south-facing swimming pool, sun terraces, shaded seating areas, a covered terrace, garage, box, and covered and uncovered parking spaces.

Outbuilding with full utilities – excellent conversion potential

A major highlight is the outbuilding already connected to water and electricity, offering outstanding potential for conversion: artist's or craftsman's studio, guest cottage or holiday rental, home office or remote-working suite, fitness or wellness room, guest bedroom or independent suite, hobby workshop or high-quality storage

Modern comfort and energy efficiency

The house is equipped with high-end, energy-efficient systems:

heat pump, underfloor heating, solar-powered sunshades

full air conditioning, wood-burning stove for atmosphere and warmth

insulation focused on low energy consumption

The spacious interior offers a 46 m<sup>2</sup> cathedral-ceiling living room, a modern open-plan kitchen, a light-filled veranda, and a large covered terrace overlooking the pool.

The night area includes three 10 m<sup>2</sup> bedrooms and a 16 m<sup>2</sup> master suite. Attached is also a charming pigeonier with its own private terrace — an enchanting spot for reading, creating, relaxing or working in complete peace.