

5-Bedroom Stone Farmhouse for Sale in the Lot with Village Amenities

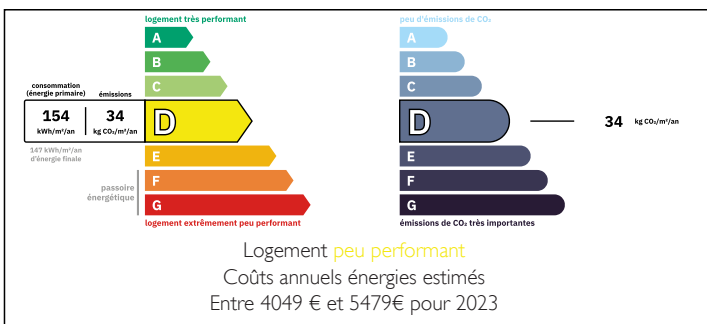


INFORMATION

Town:	Lavercantière
Department:	Lot
Bed:	5
Bath:	4
Floor:	300 m2
Plot Size:	2594 m2



ENERGY - DPE



IN BRIEF

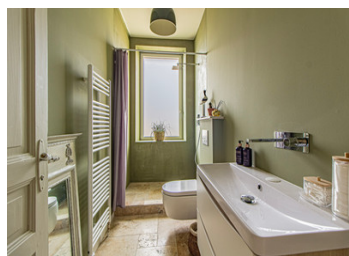
A beautifully renovated stone farmhouse set in the heart of a lively Bouriane village, offering space, elegance and an exceptional quality of life in the Lot Valley. With generous volumes, five bedrooms including two impressive ensuite suites, multiple reception rooms and a stunning contemporary kitchen, this is a home designed for both everyday comfort and entertaining.

Village amenities including a shop, restaurant and swimming pool are within walking distance, while larger market towns such as Salviac, Cazals and Gourdon are only minutes away. Surrounded by unspoilt countryside yet highly practical for year-round living, this property is equally suited as a main residence, second home or creative retreat.

Character, comfort and connectivity come together here — a rare opportunity in one of the Lot's most sought-after regions.

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

Set in the heart of a small, lively village in the Bouriane countryside, this beautifully renovated stone farmhouse offers an exceptional blend of historic character and refined contemporary living. With generous volumes, abundant natural light and high-quality finishes throughout, the property is both impressive and welcoming — a home designed for modern life within an authentic Lot Valley setting.

The village itself offers a multi-service shop, restaurant and communal swimming pool, creating a genuine sense of community and day-to-day convenience, while remaining surrounded by open countryside.

Interior
Ground Floor

Upon entering, the quality of the renovation is immediately apparent. Original stone walls are complemented by clean lines, bespoke cabinetry and carefully chosen materials.

Living Room (11.75m x 4.2m)

A long, elegant reception room with exposed stone, generous ceiling height and excellent natural light. This space easily accommodates multiple seating areas and is ideal for both everyday living and entertaining.

Kitchen (7.5m x 4m)

The kitchen is a true centrepiece: modern yet sympathetic to the building, with extensive fitted units, quality worktops and a substantial central island with seating. The layout works perfectly for cooking, hosting and family life, with wide openings connecting naturally to the dining areas.

Utility Room (2m x 2.25m)

Practical and well positioned, offering additional storage and laundry facilities.

Bathroom (4m x 1.65m)

LOCAL TAXES

Taxe habitation: EUR

NOTES