

## Character Farmhouse with Extensive Outbuildings & 2.5 ha of Land. Exceptional Potential near Les Arques



## INFORMATION

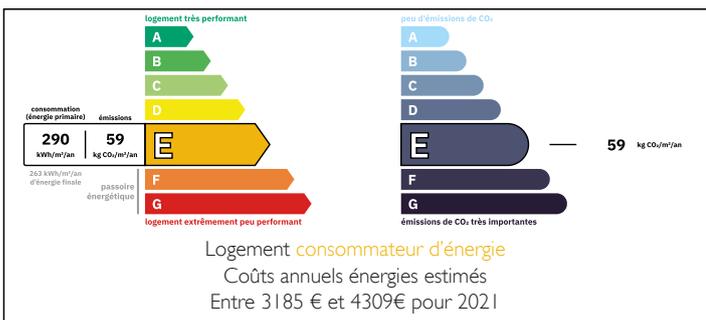
Town:	Les Arques
Department:	Lot
Bed:	2
Bath:	1
Floor:	116 m <sup>2</sup>
Plot Size:	25516 m <sup>2</sup>



## IN BRIEF

Habitable farmhouse for sale in the Lot, offering a renovation project with exceptional potential. Set on 2.5 hectares of meadow and woodland, with stone barns, cellar and multiple outbuildings. Peaceful countryside location close to the artist village of Les Arques and the Zadkine Museum. Ideal for a lifestyle change, gîtes or creative projects (subject to permissions). Just 6 km from Cazals with shops, market and restaurants.

## 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

This character farmhouse for sale in the Lot is set in a peaceful rural location, surrounded by greenery and open countryside, yet close to cultural and village life.

A rare habitable renovation project, in South West France, offering space, privacy and exceptional potential.

The main house offers a solid and habitable base and includes a bright veranda (ca 20 m<sup>2</sup>), a living/dining room with terrace access (ca 24 m<sup>2</sup>), a spacious kitchen/diner (ca 34 m<sup>2</sup>), two bedrooms (2 x ca 20 m<sup>2</sup>), a shower room (ca 6 m<sup>2</sup>) and a separate WC.

The attic space, partly convertible, provides scope to increase the living area. On garden level, a charming vaulted cellar completes the house.

## LOCAL TAXES

Taxe foncière: **792 EUR**

Taxe habitation: **EUR**

A key feature of this countryside property in France is the extensive range of outbuildings:

- a stone barn of approx. 104 m<sup>2</sup>
- a double garage
- a large wine cellar
- two wood stores
- a room with a traditional bread oven
- several additional rooms over two levels

These buildings offer exciting possibilities for guest accommodation, gîtes, workshops or creative spaces, subject to the necessary permissions.

The 2.55 hectares of land, consisting of meadows and woodland, includes a well and enjoys open views over the surrounding countryside, ideal for nature lovers and those seeking privacy.

Located close to the artist village of Les Arques (1,5 km), famous for the Zadkine Museum, and only 6 km from Cazals, with its shops, Sunday market and restaurants. Numerous walking trails and outdoor activities are nearby.

An ideal French farmhouse renovation project...

## NOTES