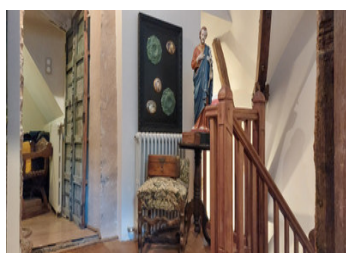
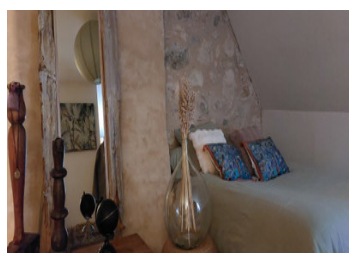


15th-century house comprising 3 bedrooms, kitchen with living room, large lounge, 2 bathrooms, adjoining room



INFORMATION

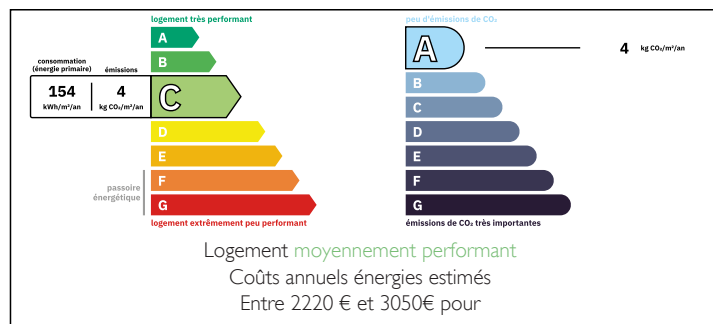
Town:	Autoire
Department:	Lot
Bed:	3
Bath:	2
Floor:	238 m2
Plot Size:	322 m2

IN BRIEF

Discover this rare property in the heart of Autoire, an iconic village in the Lot region listed among Les Plus Beaux Villages de France (The Most Beautiful Villages of France). The house enjoys unobstructed views of the natural cirque of Autoire, a remarkable site in the Dordogne valley.

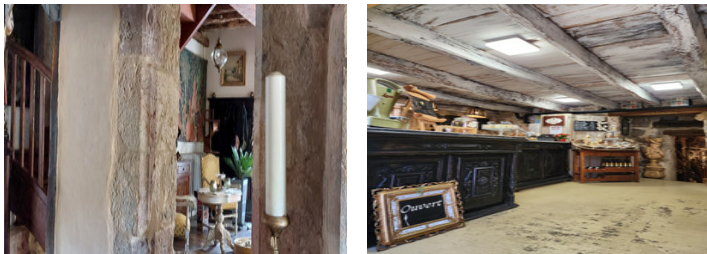
Facing north-east/south-west, it combines old architectural features with careful restoration of the Quercy stone façades, carried out in accordance with heritage standards. Built on three levels, the property includes a converted attic and a ground floor for mixed use with a workshop, storage room and commercial space currently used as a tea room and shop. The garden level, dedicated to living space, offers a kitchen with island opening onto a terrace and garden, a 42 m² dining room, a bedroom and shower room. Upstairs, there are two bedrooms, one with an en-suite...

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

Discover this rare property in the heart of Autoire, one of the most photogenic and sought-after villages in the Lot region, listed among Les Plus Beaux Villages de France (The Most Beautiful Villages of France).

Between Gramat and Saint-Céré lies the village of Autoire, over eight centuries old and a true gem of the Dordogne Valley. At the heart of this historic village, the houses are arranged in a circular pattern around the Romanesque church, forming a kind of protective enclosure. Overlooking the village, the former feudal castle—now converted into the town hall—presides over an unusually high concentration of manor houses, earning Autoire the nickname “Little Versailles.”

The commune is part of two protected natural areas, offering an exceptional setting. Among its highlights is a striking amphitheater of limestone cliffs, from which the Toire stream emerges in a spectacular 30-meter waterfall.

Ideally located, Autoire is just 50 minutes from Brive-la-Gaillarde (with its airport and train station), 10 minutes from Saint-Céré, and less than 9 km from the TER train station in Biars-sur-Cère. The village also provides all essential amenities for everyday life.

Most likely constructed between the 15th and 16th centuries for modest domestic purposes, it tells part of the story of this singular fortified village, distinguished by its graceful simplicity.

The house enjoys unobstructed views of the natural cirque of Autoire, an iconic natural setting in the Dordogne valley. Facing north-east/south-west, the property showcases a range of architectural features from different periods, such as 15th-century windows and...

LOCAL TAXES

Taxe habitation: EUR

NOTES