

## Charming stone village property with full comfort, 5 rooms and swimming pool



## INFORMATION

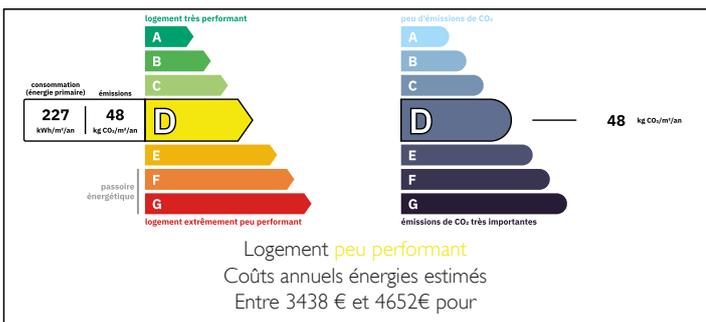
Town:	Thédirac
Department:	Lot
Bed:	3
Bath:	2
Floor:	164 m2
Plot Size:	2659 m2



## IN BRIEF

Character home (1779) with gardens, pool and panoramic views – Thédirac, in the Lot, on the doorstep of the Dordogne

## 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

On the edge of the village of Thédillac, this 1779 residence has been carefully renovated about 20 years ago, preserving its soul and the charm of its historic features: beautiful stone walls, period staircase, original fireplaces and flooring.

The ground floor is arranged around a spacious entrance with beautiful old stone staircase to the first floor (10m<sup>2</sup>) leading to an authentic, fully equipped stone kitchen with dining area (24m<sup>2</sup>), a welcoming living room (28m<sup>2</sup>), and a bedroom / study opening onto the patio (20m<sup>2</sup>), as well as a utility/boiler room.

Upstairs: a bright second lounge with fireplace (28m<sup>2</sup>), two generous bedrooms (26m<sup>2</sup> + 23m<sup>2</sup>) — one with an en-suite shower room set in the former dovecote — and a family bathroom (8m<sup>2</sup>).

On the house side, a charming private garden provides the perfect setting for morning coffee, sometimes accompanied by the scent of fresh bread from the nearby bakery.

Across the quiet lane, a second landscaped garden of over 2500m<sup>2</sup> features an elegant tower, a swimming pool with summer kitchen and facilities, and breathtaking open views over the rolling hills.

The home combines authenticity with modern comfort, including double glazing, oil-fired central heating, wood-burning stove, carport, and mains drainage.

The property is ideally located to enjoy the charms of the region: about 30 minutes from the medieval villages of Cahors and Saint-Cirq-Lapopie, known for their heritage and local markets. Access is convenient: the main highway (A20) is 15 minutes away, providing quick connections to Toulouse or Brive-la-Gaillarde. Toulouse...

## LOCAL TAXES

Taxe foncière: 1352 EUR

## NOTES