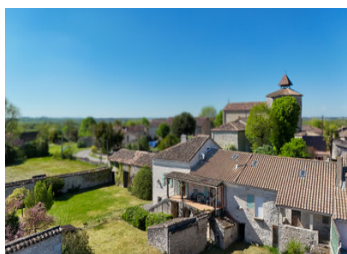


Charming stone village house, partially renovated, with stone barn, second house to renovate & walled garden,



INFORMATION

Town:	Bouloc-en-Quercy
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	2095 m2



IN BRIEF

Tucked away in the heart of a traditional village in the Quercy Blanc, just 6 km from the iconic hilltop village of Lauzerte, this charming stone property is a hidden gem in Southwest France.

Behind discreet gates lies a stunning walled garden—perfect for entertaining, relaxing, or adding a pool—offering privacy and timeless French charm. The partially renovated main house features bright open-plan living with cathedral ceilings, exposed beams, fireplaces, up to 4 bedrooms and a covered terrace overlooking a stunning walled garden—perfect for alfresco dining and sunset views. An attached second house (new roof) awaits full renovation, ideal for a guest house, gîte, or boutique project. A separate stone barn adds further development potential while a separate plot with building permission adds flexibility.

Peaceful, characterful, and full of opportunity, this is an exceptional lifestyle property near Cahors and within easy...

ENERGY - DPE

DPE not required.

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

Exterior stone steps leading to :

FIRST FLOOR:

Exterior terrace with views

Dining room (17,7 m²) with fireplace and woodburner

Kitchen/salon (51 m²) cathedral style, fireplace, fitted kitchen, original wooden flooring

Bedroom 1 (24,5 m²) with en suite bathroom (3,4 m²) with wash basin, shower, WC

Bathroom (6,11 m²) with wash basin, bath and WC (1 m²)

Bedroom 2 (8 m²) with small mezzanine (6,15 m²) with Velux window

GROUND FLOOR:

Spare room/bedroom 3 (21,6 m²)

Former exhibition room (28,75 m²) with exterior door

Bedroom 4 (17 m²) with fireplace, exterior door

Workshop (24,65 m²) with exterior door, with secret hiding space (!)

Basement with utility room

EXTRA:

Second stone house to renovate (new roof with insulation from 2015) with 2 basements on the ground floor (31 m² and 20 m²) with exterior door – first floor : two rooms (20 m² and 28,75 m²) both with fireplaces, staircase to second floor

Stone barn (83 m²) with stables, entrance door to garden

Well

Separate parcel of land (1420 m²) constructible

LOCAL TAXES

Taxe foncière:

651 EUR

NOTES