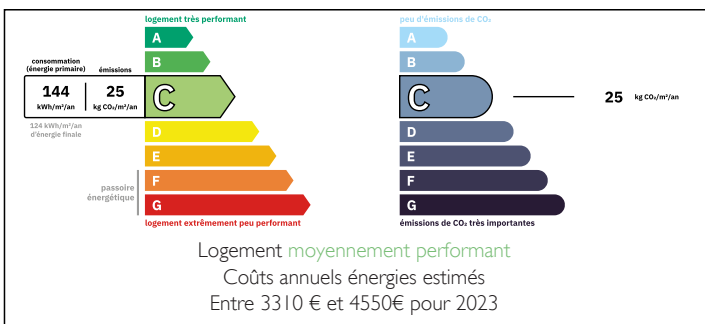


Private Quercy-style villa with pool, gîte and panoramic views, on 1.8 ha in the heart of the Quercy Blanc.

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Lendou-en-Quercy
Department:	Lot
Bed:	3
Bath:	2
Floor:	220 m <sup>2</sup>
Plot Size:	17948 m <sup>2</sup>

## IN BRIEF

Discreetly positioned at the end of a small track and secured behind gates, this high-quality villa (built in 2008) offers privacy, tranquillity and timeless charm, with all the comforts of modern living.

Wake up to far-reaching countryside views, enjoy long summer evenings by the pool, and embrace a peaceful lifestyle surrounded by nature.

With approx. 220 m<sup>2</sup> of mainly single-level living, the home features a striking cathedral-ceiling living/dining room with fireplace, a fully equipped kitchen opening onto a sun-drenched terrace, and a luxurious master suite with dressing and private bathroom. A bright garden room with wood burner ensures year-round comfort.

An independent gîte offers guest accommodation or rental potential. Set within 1.8 hectares, the property includes a 9x5m pool, garage, carport, fruit trees, vegetable garden and former truffle orchard. A private retreat just minutes from Montcuq and Lauzerte, Southwest France.

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

### GROUND FLOOR:

Entrance hall (11.5 m<sup>2</sup>) with WC (2.35 m<sup>2</sup>) and staircase to Towerroom/bedroom I (19.65 m<sup>2</sup>)  
Living/dining room (44.9 m<sup>2</sup>) with fireplace, cathedral style, French doors opening to back terrace

Kitchen (23.5 m<sup>2</sup>) fully fitted, with dining room table, French doors opening to back terrace, connecting window overlooking the living/dining room

Hallway (3.65 m<sup>2</sup>)

Office/technical room (8.65 m<sup>2</sup>)

Master bedroom suite (24 m<sup>2</sup>) French doors opening to back terrace, with dressing (4.65 m<sup>2</sup>) and bathroom (9.95 m<sup>2</sup>) with wash basin, bath, shower, WC

Garden room (29.45 m<sup>2</sup>) with centrally situated woodburner, French doors to back terrace, exterior front door

Utility room (4.15 m<sup>2</sup>)

From the garden room, access to the gite : hallway (5 m<sup>2</sup>) with storage - kitchen/living room (25.5 m<sup>2</sup>) with French doors opening to back terrace – bedroom 3 (13.5 m<sup>2</sup>) - bathroom (5.25 m<sup>2</sup>) with wash basin, bath/shower, WC

### EXTRA:

Swimming pool 9 m x 5 m, chlorine pool

Garage (23.5 m<sup>2</sup>) with water and electrics, and carport for 2 cars (30 m<sup>2</sup>)

Woodstorage

Beautiful views over the surrounding countryside

No close neighbours, complete privacy

Garden with fruit trees (almond, peach, apricot, cherry, apple, pear) and an old truffle orchard, vegetable plot

Gas fired underfloor heating in the main house and in the gite (underground gas citerne)

The property is well insulated (ceilings, walls and floors)

Travertin flooring throughout

Double glazing

Septic tank fully conforming

Heating in the garden room : wood burner

## LOCAL TAXES

**Taxe foncière: 1250 EUR**

**Taxe habitation: EUR**

## NOTES