

LOT - in the heart of Bretenoux, a lovely village : property for family and guest house, touristic project



## INFORMATION

Town:	Bretenoux
Department:	Lot
Bed:	7
Bath:	4
Floor:	285 m2
Plot Size:	1759 m2



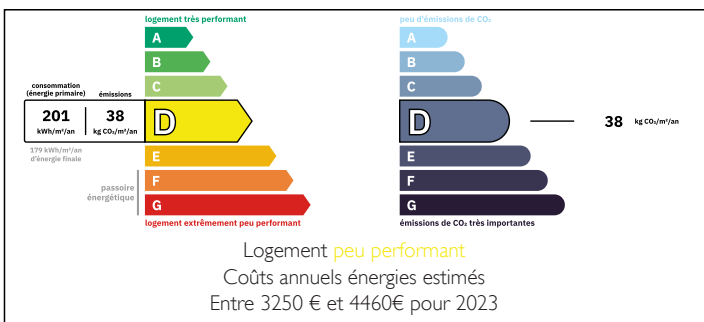
## IN BRIEF

Located in the heart of Bretenoux, this property includes two large houses, a commercial space, and a spacious garden at the back, sheltered from view. Part of the property already generates a good income and still offers great potential.

The main house, a typical Quercy-style home with its dovecote, has largely already been renovated, but there remains a floor area to complete. You could easily establish a beautiful guesthouse in this typically Lotoise residence. The house has retained many original features and blends old-world charm with modern, comfortable amenities.

The other dwelling is a house with 3 bedrooms, a living room, and an eat-in kitchen; this house is currently rented on a 1-year lease, and the commercial premises (independent and facing the street) is under a commercial lease. In other words, you already have a monthly income.

## 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

A character property complex located in the heart of Bretenoux, a lively and dynamic village with all shops and services. Situated in the economic triangle of Biars, you are just steps from the Dordogne River, 20 minutes from the Padirac chasm, and 13 minutes from Saint-Céré, considered one of the most beautiful villages in France.

Bretenoux is very well located in the north of the Lot, as all tourist, economic, and dynamic sites, as well as major cities, are less than an hour away.

The property consists of two adjoining houses (and potentially interconnected), as well as a commercial space currently rented.

A typical Quercy house, carefully renovated in 2024, which has preserved all the charm of the old: original parquet floors, antique tiles, a "souillarde" in the living room... Rated energy class D, it offers an authentic and warm living environment.

### MAIN HOUSE

Energy rating D – central oil heating and wood stove, double glazing installed throughout, mains drainage, fiber optic internet.

This Quercy-style home has retained the charm of authenticity with exposed beams, original parquet floors, old fireplaces, and a typical dovecote, while being partially and carefully renovated. The ground floor provides direct access to the sunny garden

The main house is arranged over three/four levels:

- Ground floor: entrance hall, renovated and equipped kitchen, living room and dining room with wood stove (an ideal complement to the oil central heating); in an adjoining outbuilding, you also have a workshop, boiler/laundry room, a shower room with WC; this outbuilding is...

## LOCAL TAXES

**Taxe foncière:** 3000 EUR

**Taxe habitation:** EUR

## NOTES