

Spacious 7-Bedroom House, 6 Hectares, Ideal for Horses with Excellent Rental Potential



INFORMATION

Town:	Le Vigan
Department:	Lot
Bed:	7
Bath:	4
Floor:	320 m ²
Plot Size:	60000 m ²

IN BRIEF

On the heights of a small village near Gourdon, this spacious 320 m² family home offers exceptional living space and excellent potential to create one or two additional rental units if required.

The house currently comprises a large 60 m² living/dining room, a spacious kitchen opening onto a covered terrace overlooking the property's 6 hectares of orchard, meadows and woodland.

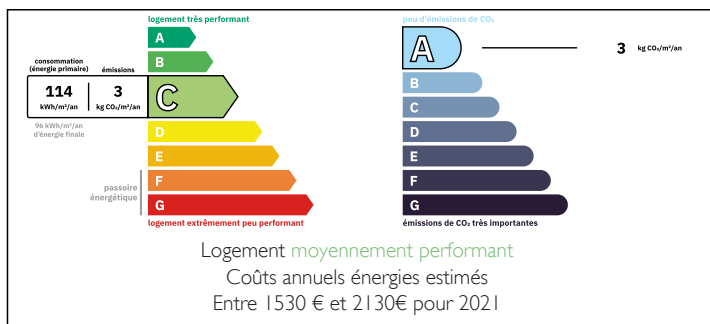
Also on the ground floor is a self-contained 50 m² apartment with a bedroom, living room and shower room with WC, ideal for accommodating family and friends or for rental purposes.

Upstairs are six bedrooms ranging from 10 to 36 m², two bath/shower rooms, WC, and generous living spaces allowing everyone to enjoy their own privacy.

There are also 150 m² of garages and various



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1264 EUR

NOTES

DESCRIPTION

Built in 2007 in the traditional Quercy style, this large family home offers all the comfort required for year-round living. It benefits from wooden double glazing and wooden shutters throughout, good insulation, wood-burning stoves and a masonry heater (high-performance Scandinavian stove), giving it an energy rating of "C", making it energy-efficient and economical to run. The drainage system complies with current regulations, fibre optic internet is available, a swimming pool can be built if desired, and the setting is exceptionally peaceful, with only one or two neighbours, no overlooking properties and no disturbances.

Approximate room sizes and layout

Ground Floor

- Entrance hall
- Kitchen: 31 m²; wood-burning stove and access to the 40 m² terrace
- L-shaped living/dining room: 59.00 m²; masonry heater
- Shower room with WC: 7 m²
- Bedroom 1: 14.00 m²
- Living room: 30.00 m² with wood-burning stove, reversible air conditioning, kitchen connections already installed; independent entrance
- Shower room with WC: 7 m²
- Garage 1: 27.00 m²
- Garage 2: 37.00 m²
- Workshop 1: approx. 40 m² + first-floor workshop: approx. 30.00 m²
- Utility room / storage room
- Terrace: 75 m², including 45 m² covered

First Floor

- Landing, corridors and hallways
- Bedroom 1: 36.00 m²
- Bedroom 2: 14.30 m²
- Bedroom 3: 14.00 m²
- Bedroom 4: 10.00 m²
- Bathroom: 8.00 m²
- Separate WC