

Beautiful Renovated Quercy Blanc Home with Gîte, Two Pools and Barn near Cahors



INFORMATION

Town:	Fontanes
Department:	Lot
Bed:	6
Bath:	3
Floor:	213 m2
Plot Size:	5955 m2

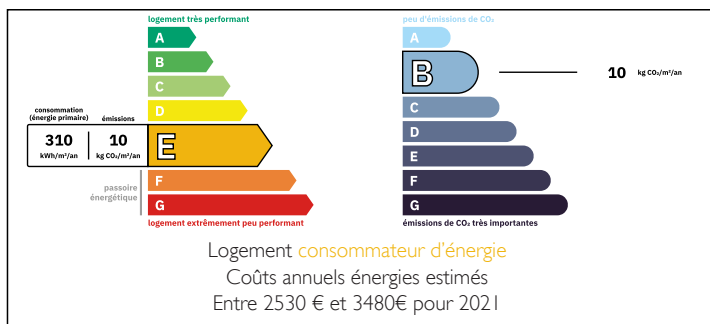
IN BRIEF

A beautifully renovated Quercy Blanc estate combining a four-bedroom main house, independent two-bedroom gîte, two private pools and a 240m² barn. Set in approximately 5,900m² of enclosed grounds on the edge of a village, it offers open countryside views, mature gardens and excellent privacy.

The main house retains its original character, with a spectacular 62m² living and dining room, fireplace, wood burner, fitted kitchen and four bedrooms. The gîte is currently used successfully as a holiday rental and includes its own pool, covered terrace and self-contained accommodation.

The substantial barn provides garage, workshop and storage space, with potential for alternative use subject to permissions. Cahors is approximately 15 minutes away, while Toulouse Airport is around 1 hour 20 minutes.

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.



LOCAL TAXES

Taxe foncière: 2122 EUR

NOTES

DESCRIPTION

Main House

Ground floor:

- ▣ Principal bedroom with private bathroom
- ▣ Three further bedrooms
- ▣ Shower room
- ▣ Separate WC

First floor:

- ▣ Magnificent 62m² living and dining room with fireplace and wood burner
- ▣ Fully Fitted kitchen
- ▣ Separate utility room
- ▣ Access to traditional covered bolet terrace

Gîte – 62m²:

- ▣ Spacious 27m² living room with fitted open-plan kitchen
- ▣ Two bedrooms
- ▣ Shower room
- ▣ Generous 33m² covered terrace
- ▣ Separate private swimming pool
- ▣ Currently used successfully as a holiday rental

Barn and outbuildings – 240m²:

- ▣ Large garage