LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHARMING QUERCY ENSEMBLE WITH VIEWS : RENOVATED STONE BARN & FARMHOUSE, STONE OUTBUILDING, GARAGE & POOL

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PROPERTY FACT FILE

REFERENCE	A46001NK82
PRICE	€ 551,200 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (520 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	260 m²
LAND	9389 m²
TOWN	Touffailles
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change

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Nestled in over 1 hectare of fully fenced gardens with fruit trees, this beautifully renovated Quercy estate enjoys complete privacy, breathtaking countryside views and no close neighbours, just minutes from a village with amenities. Arranged around a charming courtyard, the property includes a stunning converted stone barn with a



DESCRIPTION

Whether as a family home, luxury holiday retreat or property with guest accommodation potential, this exceptional estate offers an enviable lifestyle in one of southwest France's most sought-after rural settings.



RENOVATED BARN :
Living area (92 m²) cathedral style, includes salon, dining room, bar area, with exterior doors, large fireplace with insert, stairs leading to mezzanine (15 m²) currently used as an office
Kitchen (20 m²) fully equipped
Hallway (9,5 m²)
WC (2,15 m²) with wash basin
Bathroom (8,4 m²) twin wash basin, walk-in shower, with integrated storage
Bedroom 1 (15 m²)
Bedroom 2 (17 m²) with built-in wardrobes
Outside : covered terrace with summer kitchen (12 m²)

STONE FARMHOUSE :
FIRST FLOOR : external stone steps leading to :
Kitchen (15,5 m²) newly fitted
Living room (25 m²) with pellet burner
Bedroom 1 (12 m²)
Bedroom 2 (23,25 m²) with fireplace
Bathroom (7,5 m²) with wash basin, shower, bath, WC
SECOND FLOOR : attic
GARDEN LEVEL :
Basement 1 (37 m²)
Basement 2 (16,5 m²)
Exterior WC and wash basin
Breadoven (11,25 m²)



EXTRA :
Glass fronted stone barn (52 m²) currently used as a gym
Garage (50 m²) space for 2 cars
Small stone outbuildings (former pigsty) used for storage
Swimming pool, 12 m x 6 m, chlorine, with roman steps

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46001NK82

COMPLETE FILE AND PHOTO ON REQUEST

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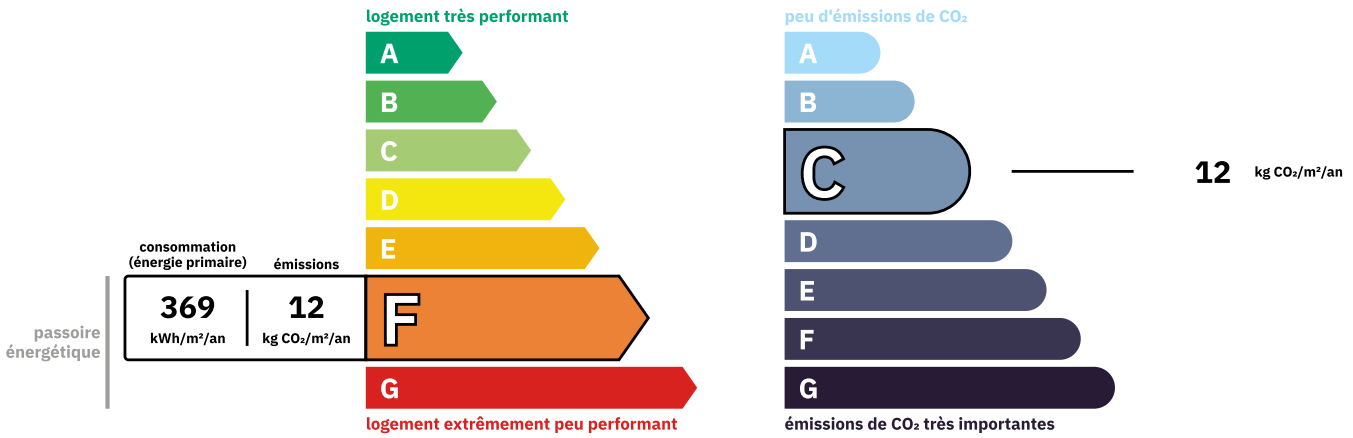
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 3390 € and 4640€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A46001NK82
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