

A stunning traditional stone Quercy Farmhouse with swimming pool situated on 8.6 Ha with countryside views.



INFORMATION

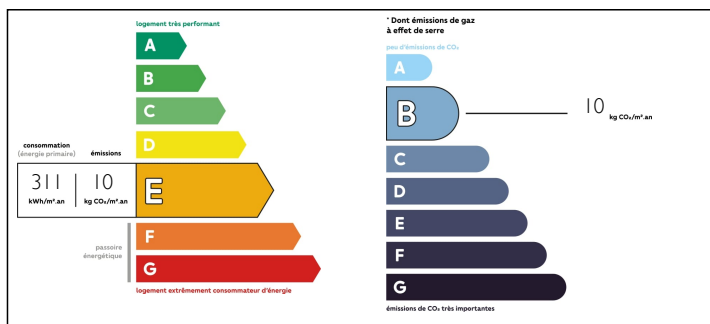
Town:	Mauroux
Department:	Lot
Bed:	4
Bath:	1
Floor:	189 m2
Plot Size:	86237 m2

IN BRIEF

Located in the heart of the Lot countryside is this four bedroomed farmhouse, which has been sympathetically renovated to a high standard. Retaining original features with a modern twist, it is both comfortable and cosy. It has three terraces, a grange and a covered veranda, on all points of the compass, to enjoy the panoramic views. There is also a rare opportunity attached to this property with a Touristic licence for 2.2Ha of the land. Just 15 minutes by car to a large commercial area, you benefit from a countryside location but will not be isolated.

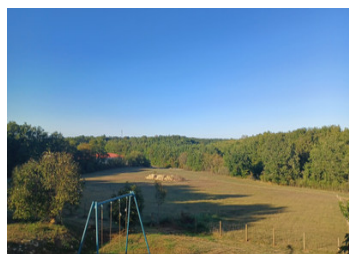


ENERGY - DPE



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.



NOTES

DESCRIPTION

A long driveway brings you to the parking area and the rear of the property.

There are traditional stone stairs which lead you to a large tiled and covered terrace (52 M2) ideal for Alfresco dining and entertaining. There is a door which leads you into the large open plan lounge, dining and kitchen area (58 M2). There are windows on three walls, which give you views onto the extensive gardens and beautiful vistas assuring the rooms are light and bright. The floors are tiled with underfloor heating and there is a large wood fire. There is a vaulted ceiling with original wooden beams and the mezzanine office over looks the incredible space. The kitchen is fully fitted and equipped with a stylish décor which is in a country style with modern details.

A glazed internal door leads to the front door and entrance hall. Stairs lead up to the Mezzanine (23 M2) and down to the lower floor where the bedrooms are situated. There are three bedrooms (16 M2), (12 M2) and (12 M2) and a studio bedroom (26 M2) with kitchenette ideal for guests with an external door leading to a patio with seating. There is also a full family bathroom (6.5 M2) complete with bath and shower. There is laminate flooring throughout this level and original stone walls add an authenticity.

The property is surrounded by terraces and seating areas to fully...