

## Charming Stone House in Lauzerte: 280m , Stunning Views, Modern Comfort & Historical Charm



## INFORMATION

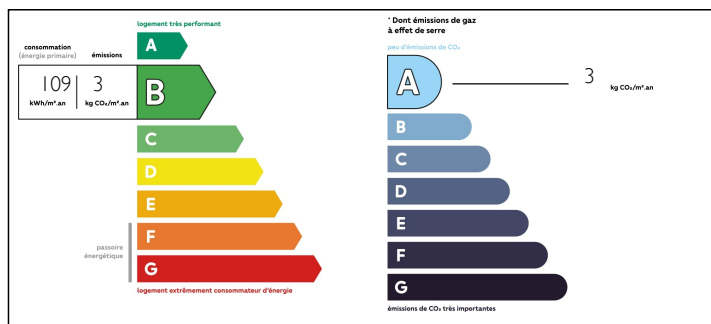
Town:	Lauzerte
Department:	Tarn-et-Garonne
Bed:	6
Bath:	2
Floor:	270 m2
Plot Size:	2448 m2

## IN BRIEF

Nestled in the charming village of Lauzerte, this 280 sqm stone house offers a harmonious blend of authenticity and modern comfort. With panoramic views of the surrounding countryside, it is located at the foot of the GR86, the pilgrims' route to Compostela. The property features a bright living room, a fitted kitchen, 6 bedrooms, a garage, and two terraces providing outdoor relaxation spaces. Equipped with underfloor heating, double glazing, and centralized vacuum system, it combines historical charm with contemporary amenities, ideal for a peaceful life or hosting visitors on the sacred journey.



## 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

Nestled in the splendid region of Quercy Blanc, the commune of Lauzerte offers an enchanting setting with its picturesque valleys and hills. Founded in the 12th century by the Count of Toulouse, this medieval bastide still preserves all the richness of its historical and religious past.

Located on the "via Podiensis," one of the emblematic routes leading to Saint-Jacques-de-Compostelle, Lauzerte is imbued with the spirit of pilgrimage and spirituality. Visitors are invited to discover the numerous testimonies of this rich heritage, such as the paved central square, the stone houses with timbered facades, or the peaceful pilgrim's garden.

In addition to its historical heritage, Lauzerte also offers a peaceful and preserved living environment, where life is good at the quiet pace of the French countryside. The surrounding landscapes invite exploration and wonder, while the numerous hiking trails offer outdoor enthusiasts the opportunity to explore the surrounding nature.

Perched above the valleys and hills of Quercy Blanc, this impressive 280 m<sup>2</sup> stone house offers a perfect blend of rustic charm and modern comfort. Located just a 10-minute walk from local amenities, this property represents a rare opportunity to acquire a tastefully renovated stone house, offering a harmonious blend of traditional character and contemporary comfort.

Upon arrival, you will be charmed by the majestic appearance of the property, with its sturdy stone walls and generous 2498 m<sup>2</sup> plot offering breathtaking views of the surrounding countryside. The well-maintained grounds are adorned with lush gardens, mature trees, and tranquil corners where one...