



CHARMING STONE VILLAGE PROPERTY WITH FULL COMFORT, 5 ROOMS AND SWIMMING POOL

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VILLAGE PROPERTY WITH
FULL COMFORT, 5 ROOMS
AND SWIMMING POOL...



PROPERTY FACT FILE

REFERENCE	A42965FEV46
PRICE	€ 472,500 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	164 m ²
LAND	2659 m ²
TOWN	Thédirac
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

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



- modern comfort, combined with historic charm
- beautiful lush garden with privacy, pool and views
- on the edge of a quiet, charming town
- ready to move in
-

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Character home (1779) with gardens, pool and panoramic views –
Thédirac, in the Lot, on the doorstep of the Dordogne

DESCRIPTION

On the edge of the village of Thédirac, this 1779 residence has been carefully renovated about 20 years ago, preserving its soul and the charm of its historic features: beautiful stone walls, period staircase, original fireplaces and flooring.

The ground floor is arranged around a spacious entrance with beautiful old stone staircase to the first floor (10m²) leading to an authentic, fully equipped stone kitchen with dining area (24m²), a welcoming living room (28m²), and a bedroom / study opening onto the patio (20m²), as well as a utility/boiler room.

Upstairs: a bright second lounge with fireplace (28m²) , two generous bedrooms (26m² + 23m²) — one with an en-suite shower room set in the former dovecote — and a family bathroom (8m²).

On the house side, a charming private garden provides the perfect setting for morning coffee, sometimes accompanied by the scent of fresh bread from the nearby bakery.

Across the quiet lane, a second landscaped garden of over 2500m² features an elegant tower, a swimming pool with summer kitchen and facilities, and breathtaking open views over the rolling hills.

The home combines authenticity with modern comfort, including double glazing, oil-fired central heating, wood-burning stove, carport, and mains drainage.

The property is ideally located to enjoy the charms of the region: about 30 minutes from the medieval villages of Cahors and Saint-Cirq-Lapopie, known for their heritage and local markets. Access is convenient: the main highw...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42965FEV46>

COMPLETE FILE AND PHOTO ON REQUEST



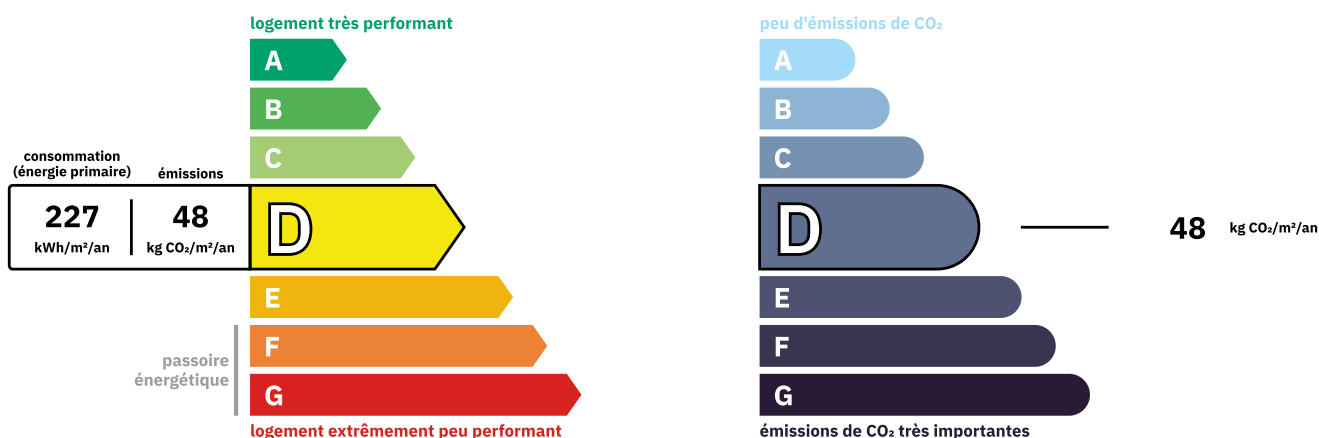
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 3438 € and 4652€ for

NOTICE

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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 :A42965FEV46
FILE COMPLETE
AND PHOTOS
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