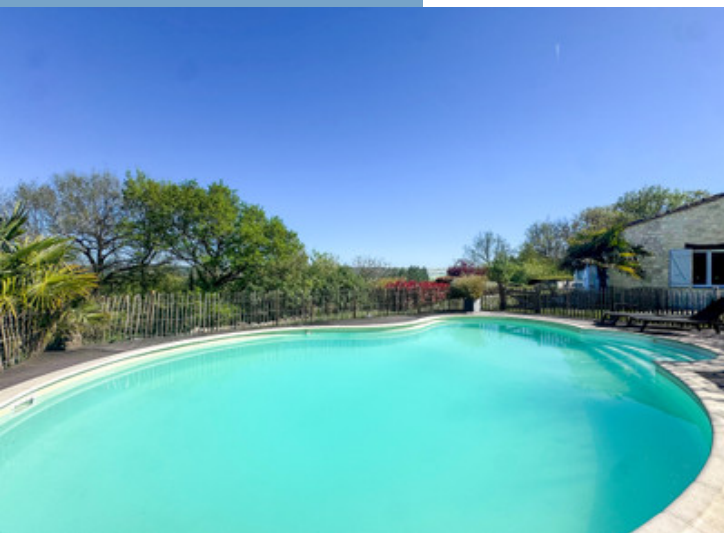




PRIVATE QUERCY-STYLE VILLA WITH POOL, GÎTE  
AND PANORAMIC VIEWS, ON 1.8 HA IN THE  
HEART OF THE QUERCY BLANC.

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OF THE QUERC...



PROPERTY FACT FILE	
REFERENCE	A44032NK46
PRICE	€ 689,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (650 000 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	220 m <sup>2</sup>
LAND	17948 m <sup>2</sup>
TOWN	Lendou-en-Quercy
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



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Discreetly positioned at the end of a small track and secured behind gates, this high-quality villa (built in 2008) offers privacy, tranquillity and timeless charm, with all the comforts of modern living.

Wake up to far-reaching countryside views, enjoy long summer evenings by the pool, and embrace a peaceful lifestyle surrounded by

## DESCRIPTION

### GROUND FLOOR:

Entrance hall (11.5 m<sup>2</sup>) with WC (2.35 m<sup>2</sup>) and staircase to Towerroom/bedroom 1 (19.65 m<sup>2</sup>)

Living/dining room (44.9 m<sup>2</sup>) with fireplace, cathedral style, French doors opening to back terrace

Kitchen (23.5 m<sup>2</sup>) fully fitted, with dining room table, French doors opening to back terrace, connecting window overlooking the living/dining room

Hallway (3.65 m<sup>2</sup>)

Office/technical room (8.65 m<sup>2</sup>)

Master bedroom suite (24 m<sup>2</sup>) French doors opening to back terrace, with dressing (4.65 m<sup>2</sup>) and bathroom (9.95 m<sup>2</sup>) with wash basin, bath, shower, WC

Garden room (29.45 m<sup>2</sup>) with centrally situated woodburner, French doors to back terrace, exterior front door

Utility room (4.15 m<sup>2</sup>)

From the garden room, access to the gîte : hallway (5 m<sup>2</sup>) with storage - kitchen/living room (25.5 m<sup>2</sup>) with French doors opening to back terrace – bedroom 3 (13.5 m<sup>2</sup>) - bathroom (5.25 m<sup>2</sup>) with wash basin, bath/shower, WC

### EXTRA:

Swimming pool 9 m x 5 m, chlorine pool

Garage (23.5 m<sup>2</sup>) with water and electrics, and carport for 2 cars (30 m<sup>2</sup>)

Woodstorage

Beautiful views over the surrounding countryside

No close neighbours, complete privacy

Garden with fruit trees (almond, peach, apricot, cherry, apple, pear) and an old truffle orchard, vegetable plot

Gas fired underfloor heating in the main house and in the gîte (underground gas citerne)

The property is well insulated (ceilings, walls and floors)

Travertin flooring throughout

Double glazing

Septic tank fully conforming

Heating in the garden room...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44032NK46>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

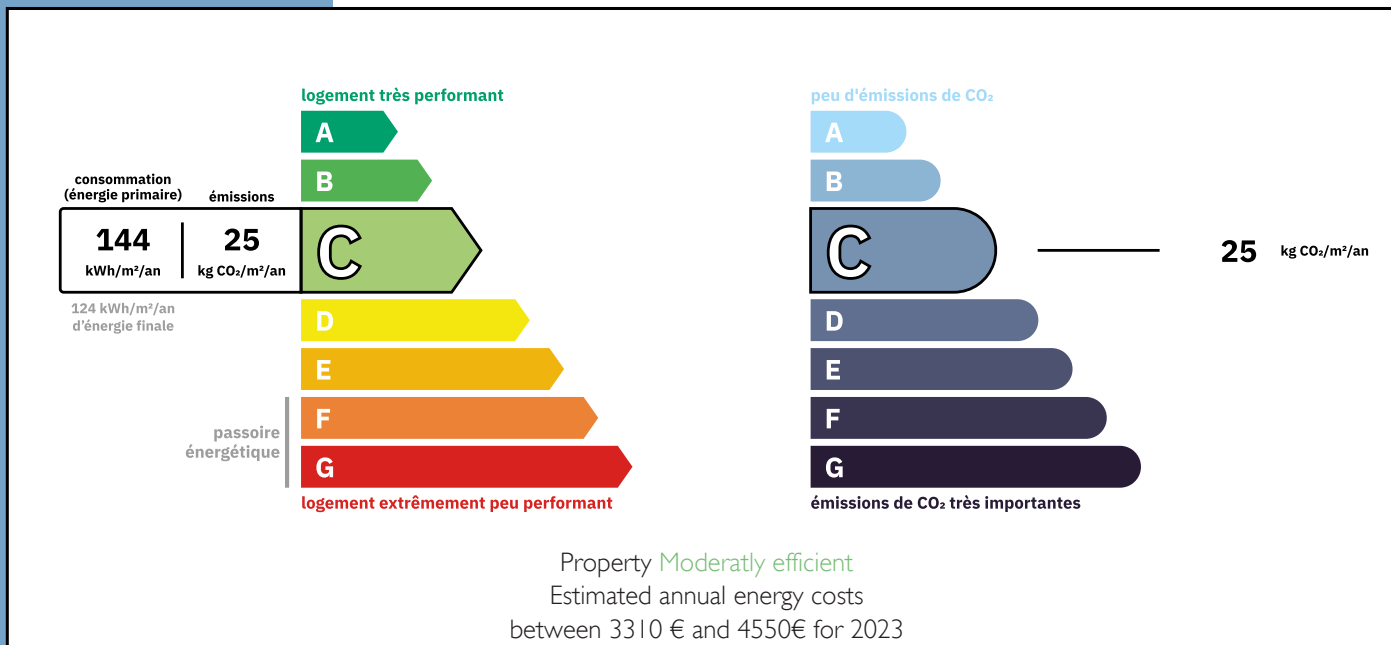
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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



## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. 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 :A44032NK46  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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