5-BEDROOM STONE FARMHOUSE FOR SALE IN THE LOT WITH VILLAGE AMENITIES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

5-BEDROOM STONE FARMHOUSE FOR SALE IN THE LOT WITH VILLAGE AMENITIES...

PROPERTY FACT FILE

REFERENCE	A41589SGU46
PRICE	€ 450,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (428 572 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	300 m²
LAND	2594 m²
TOWN	Lavercantière
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Mains drainage, Private parking, Barns - outbuildings

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

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Village Amenities Within Walking Distance
- Beautifully Renovated Stone Farmhouse
- Five Bedrooms Including Two Ensuite Suites
- Generous Living Spaces with Character Features
- Peaceful Bouriane Setting with Excellent Connectiv

5-BEDROOM STONE FARMHOUSE FOR SALE IN THE LOT WITH VILLAGE AMENITIES...

Ref : A41589SGU46

A beautifully renovated stone farmhouse set in the heart of a lively Bouriane village, offering space, elegance and an exceptional quality of life in the Lot Valley. With generous volumes, five bedrooms including two impressive ensuite suites, multiple reception rooms and a stunning contemporary kitchen, this is a home designed for both everyday

DESCRIPTION

Set in the heart of a small, lively village in the Bouriane countryside, this beautifully renovated stone farmhouse offers an exceptional blend of historic character and refined contemporary living. With generous volumes, abundant natural light and high-quality finishes throughout, the property is both impressive and welcoming — a home designed for modern life within an authentic Lot Valley setting.

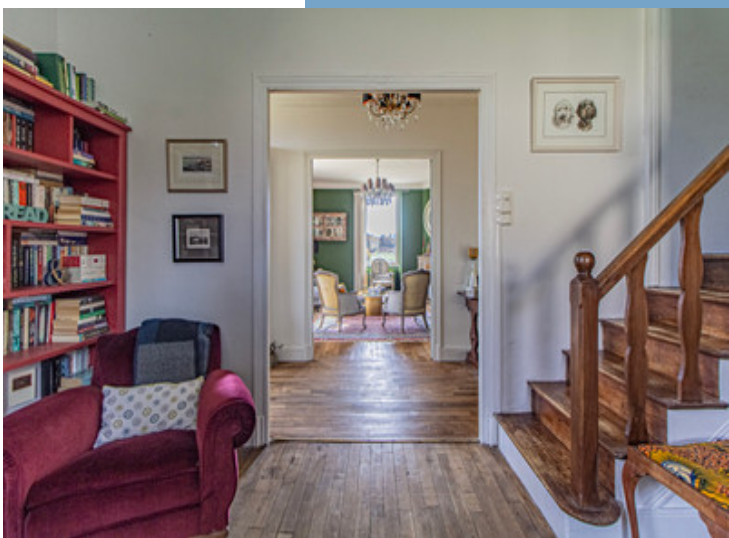
The village itself offers a multi-service shop, restaurant and communal swimming pool, creating a genuine sense of community and day-to-day convenience, while remaining surrounded by open countryside.

Interior
Ground Floor

Upon entering, the quality of the renovation is immediately apparent. Original stone walls are complemented by clean lines, bespoke cabinetry and carefully chosen materials.

Living Room (11.75m x 4.2m)
A long, elegant reception room with exposed stone, generous ceiling height and excellent natural light. This space easily accommodates multiple seating areas and is ideal for both everyday living and entertaining.

Kitchen (7.5m x 4m)
The kitchen is a true centrepiece: modern yet sympathetic to the building, with extensive fitted units, quality worktops and a substantial central island with seating. The layout works perfectly for cooking, hosting and family life, with wide openings connecting naturally to the dining areas.



Utility Room (2m x 2.25m)
Practical and well positioned, offering additional storage and laundry facilities.

Bathroom (4m x 1.65m)
Styl...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41589SGU46

COMPLETE FILE AND PHOTO ON REQUEST

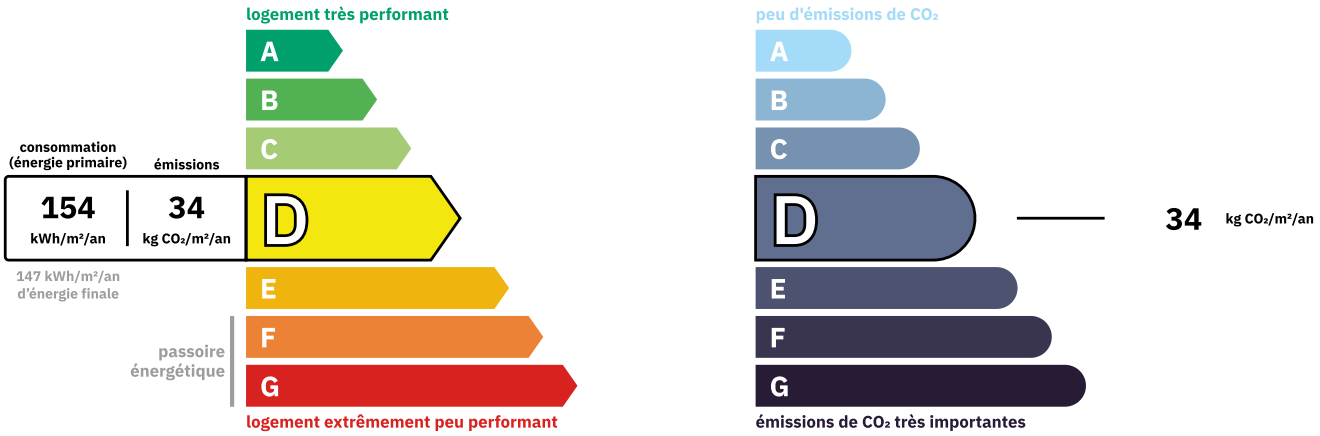
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

5-BEDROOM STONE FARMHOUSE FOR SALE IN TH LOT WITH VILLAGE AMENITIES...

Ref : A41589SGU46

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

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4049 € and 5479€ for 2023

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 :A41589SGU46
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr