LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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

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PROPERTY FACT FILE

REFERENCE	A42965FEV46
PRICE	€ 421,500 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	164 m²
LAND	2659 m²
TOWN	Thédirac
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- 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

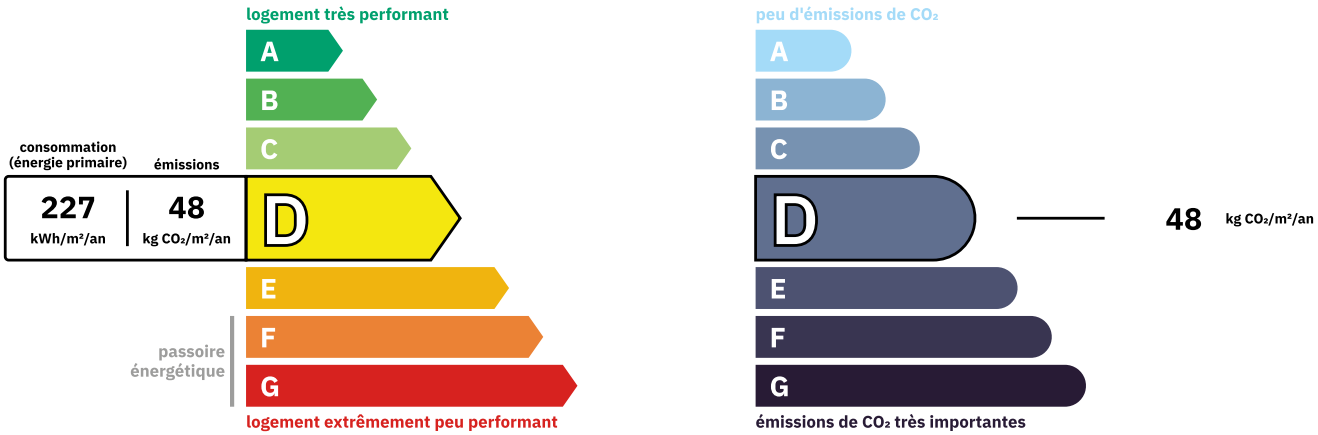
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

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 :A42965FEV46
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