Beautiful stone house with spectacular view

4 3 17,100m² 127m² 1



Reference
93801

Price
€390,000

Location
Carnac-Rouffiac

Description
Located in Porte-du-Quercy, Lot, this elevated property offers stunning views over a valley of vineyards, woods, and fields. The estate includes a four-bedroom house with living and dining areas facing the valley, a practical kitchen, and a shaded terrace overlooking a heated, fenced pool. Additional features include a renovated dovecote with bedroom and bathroom, outbuildings, and a large barn on 2 hectares. With stone floors and walls, a wood-burning stove, and gas heating, the property combines charm and comfort. Ideal as a permanent residence or holiday rental, it stands out for its exceptional location and character.





Features
Spectacular view
Swimming pool
Perfect for renting



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General

Rooms: 4

Terrace: 35m²

Garage: 1m²

Pool: 1

Living area: 127m²

Land area: 17,100m²

DPEScore: D (221kWhEP/m²/an)

GESScore: D (43kgCO2/m²/an)

Property tax: €0

Layout

Living Room / Dining Room: 45 m² with cheminee

Kitchen : 17 m²

Bedrooms : 10 m², 10 m², 10 m², 15 m² with ensuite showroom

Bathroom : 5 m²

Barn

Barn : 80 m²

Pigeonnier