COLDWELL BANKER
EUROPA REALTY

House Puylaroque 451 m²



SALE PRICE : 650 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITY

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Occupying an elevated position in the Quercy countryside, this property enjoys exceptional views across the surrounding landscape. Just minutes from Puylaroque, it offers privacy within nearly 1.5 hectares of grounds, in a setting of charm and tranquillity.

The main residence impresses with its generous proportions and inviting interiors. Elegant reception rooms lend themselves to both family gatherings and intimate evenings, while the spacious veranda opens onto the garden. A distinctive suite within the former tower reflects the property's architectural character.

The independent gîte offers the freedom to welcome family and friends in complete privacy or pursue a hospitality venture in a region celebrated for its relaxed way of life.

Outside, the heated swimming pool overlooks a magnificent panorama. The orchard, landscaped gardens and horse stables complete this country retreat, where rural pleasures are enjoyed within easy reach of local amenities.

Beautifully maintained and thoughtfully appointed, this property combines the appeal of a substantial family residence with the potential for a hospitality business, in a truly beautiful natural setting.

Price: €650,000 – Agency fees included, payable by the seller.
Some photographs have been retouched to declutter both interior and exterior spaces. Images are for illustrative purposes only and are non-contractual.

EPC: Class B – EPC reference floor area: 451 M2 as declared by the seller.

Estimated annual energy costs for standard use: €4,100 to €5,610. Based on average energy prices indexed to the years stated in the energy assessment.

Information on potential risks is available at: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	451.0 m²	Property tax:	€3.00
Number of rooms:	12 rooms	Number of bedrooms:	8 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 83

Greenhouse gas emissions (GHG) index: A 3

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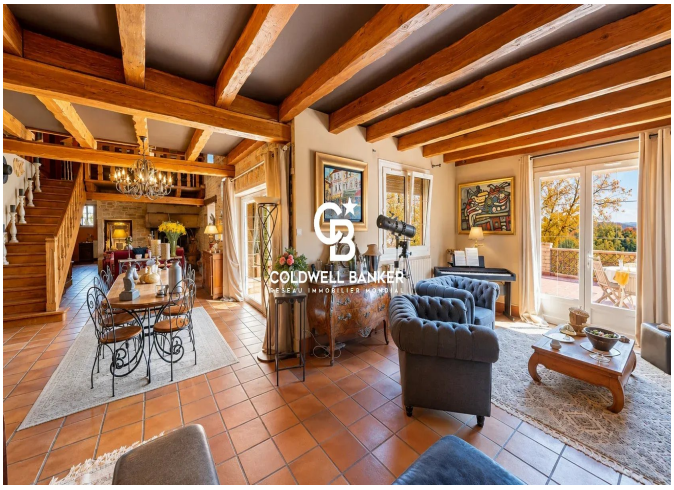

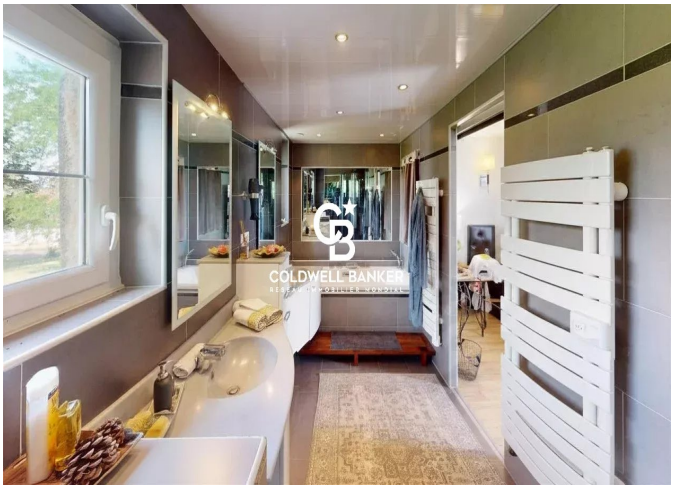





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