

[Click to view MFH-EAT11279](#)

Charming barn converted into a loft in the heart of the Quercy region

Lot , Occitanie



€670,000

inc. of agency fees

4 Beds 263 sqm 0.49 ha

Charming barn converted into a loft in the heart of the Quercy region Situated just 25 minutes south of Cahors, this former stone barn has undergone a...

At a Glance

Reference MFH-EAT11279

Near to Toulouse

Price €670,000

Bed 4

Pool No

Hab.Space 263 sqm

Land 0.49 ha

Land Tax N/A

Property Description

Charming barn converted into a loft in the heart of the Quercy region

Situated just 25 minutes south of Cahors, this former stone barn has undergone a remarkable renovation in a loft style, combining the cachet of the old with the comfort of a contemporary renovation. With around 260 m² of living space, this rare property is set in the heart of unspoilt natural surroundings, in grounds of around 4,000 m², 2,000 m² of which are separate. It offers top-quality features and an exceptional quality of life, with its generous volumes, its omnipresent brightness, its south-facing terraces with uninterrupted views over the countryside and its large detached garage of around 100 m².

As soon as you enter, the house reveals an impressive living area of almost 100 m². This central space, bathed in light thanks to large windows, features a convivial lounge with wood-burning fireplace, a spacious dining room and a fully-equipped open-plan kitchen. The property has been meticulously finished in a style that blends authenticity with contemporary touches. The ground floor also features two large bedrooms with en suite shower rooms, each measuring between 26 and 30 m², and two separate WCs. An additional space, currently being converted into a hall or lounge, could easily be transformed into a gym or office, as required. A scullery and utility room complete this level.

Upstairs, the exposed beams magnify a mezzanine leading to two additional bedrooms, measuring 24 and 32 m². These 2 bedrooms are equipped with thermo-ventilation systems for optimum comfort. The free-flowing layout, generous volumes and high ceilings all contribute to the feeling of space and well-being.

Outside, the covered terraces provide additional living space in all seasons, ideal for al fresco dining or moments of relaxation sheltered from the sun. The outside space has been designed to live in harmony with nature, with a garden planted with olive and almond trees, vines and low dry-stone walls adding undeniable charm. The water recovery system, connected to a drip irrigation system, contributes to the sustainable management of the garden.

The property is completed by a vast 100 m² detached timber-framed garage. It includes three parking spaces and a workshop, perfect for storing vehicles, equipment or craft projects.

In terms of performance, the property has an Energy Performance Diagnostic C rating. Underfloor heating, powered by a new heat pump, ensures a pleasant temperature in both summer and winter. The insulation and technical equipment have been designed for optimum comfort and low energy consumption.

The immediate surroundings are unspoilt and unoverlooked, guaranteeing total privacy. The absolute peace and quiet of the surrounding countryside contrasts pleasantly with the proximity of amenities: shops, services and schools are less than 10 minutes away by car. Cahors, a city of art and history, is just 25 minutes away and offers fast access to the infrastructure, railway station and motorway routes.

This unusual house, combining the charm of an old building with contemporary elegance, will appeal to lovers of unique properties looking for a serene and inspiring place to live. A rarity in the area, it represents a unique opportunity to acquire a property with character that is warm, functional and resolutely turned towards nature.

ENERGY CLASS: C / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on energy prices for 2021 - 2022 - 2023: between euros2,724 and euros3,686. Information on the risks to which this property is exposed is available on the Géorisques website

Sales agent: Julien DARPARENS - EI - RSAC number 534 445 291 - 07 87 73 80 99

Summary

Property type:	House
Bedrooms:	4
Price	€670,000

Key Information

Internal Area:	263 sqm
Land Area:	0.49 ha
Has a Garden	Yes

Location: Occitanie



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved