

## Village house of 3 rooms on 3 floors : great investment or first purchase



## INFORMATION

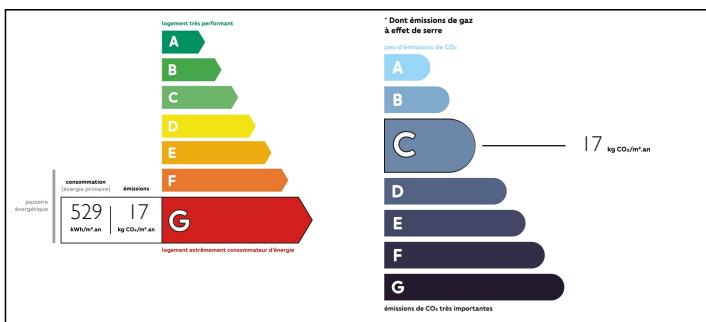
Town:	Saint-Chamarand
Department:	Lot
Bed:	2
Bath:	1
Floor:	40 m2
Plot Size:	57 m2

## IN BRIEF

Very nice opportunity to own a pied à terre or a first purchase: this small village house is on 3 floors. Each floor has only one room of about 15 m2: on the ground floor you have the kitchen, on the second floor a bedroom with a shower room-WC, and on the top floor another bedroom with a balcony (possible to add another shower room). Not very big, but comfortable, clean and without any work to be done for a really affordable price! Moreover, on the other side of a small path, you have a garden of 60 m2. It is not adjoining but it is just on the other side of the small pedestrian path. You can easily put a big table, a barbecue, an above ground swimming pool... or better: the plot is buildable! Mains drainage, electric heating, double glazing and no work to be done. Gourdon 12 minutes : schools,...



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

null

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



## LOCAL TAXES

Taxe foncière: 236 EUR

## NOTES