

Development opportunity. Two attached Quercy cottages ripe for development into a substantial family home

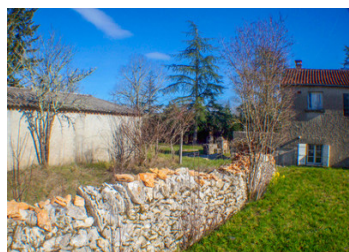


INFORMATION

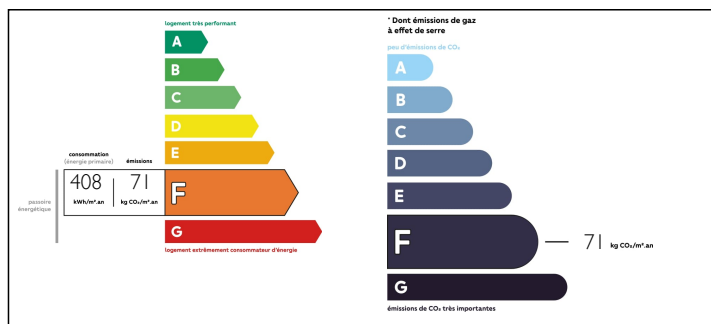
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|-------------|---------|
| Town: | Bach |
| Department: | Lot |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 128 m2 |
| Plot Size: | 6011 m2 |

IN BRIEF

Two small traditional houses which need to be restored and developed into one large family home. House number 1 one consists of two living rooms and a cellar and house number two has two living rooms, two bedrooms a shower room and toilet. There is one large outbuilding currently used for material storage. A further small outbuilding is attached to house number 1. There is a good sized garden with plenty of room for a swimming pool.



ENERGY - DPE



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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

The house is located on the outskirts of the village of Bach. The plot is accessed through a pair of metal gates. The property is a single building subdivided into two small semi-detached houses.

House number 1 is accessed via a traditional Quercy staircase. There is a day room (27m²) with a fireplace. An opening leads to a second room (18.2 m²). There are wooden floors throughout. There is loft space and a cellar below the rooms which is accessed externally from ground level. The whole house needs complete refurbishment.

By contrast House number 2 is accessed at ground level.

Inside there is a day room (21.7 m²) and a kitchen (20m²). This has no fittings except a sink and a fireplace. There are tiled floors.

A staircase between these rooms leads to the first floor where there are two bedrooms (approximately 20m² each).

The first floor level of house number 2 is at approximately the same level as the living space in house number 1.

The two houses could, with careful design and development, be combined into a substantial family home.

There is a large separate outbuilding (74 m²) currently used for material storage. This would make a great workshop or other leisure space.

At one end of the building there is a small attached outbuilding (approximately 4m²). This is in a poor condition but could be useful.

The external space is a level plot which would make a pleasant garden.

The property is...

NOTES