

UNDER OFFER Renovated character house with nice garden in an attractive environment



INFORMATION

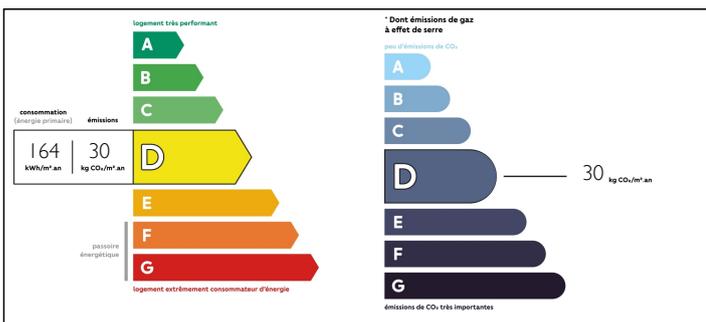
Town:	Limogne-en-Quercy
Department:	Lot
Bed:	3
Bath:	2
Floor:	200 m ²
Plot Size:	1260 m ²



IN BRIEF

UNDER OFFER Limogne area. Beautiful stone house dating from 1870, completely renovated, of about 200 m², including two large living rooms, one including kitchen, three bedrooms, and two bathrooms. Land of 1260 m² consisting of a flower garden at the front of the house and, at the back, a pretty vegetable garden. The many advantages of this house are worth mentioning: oil-fired stove and heating (effective consumption approx. 2300 € per year), roof and insulation redone in 2016, double glazing, septic tank to standards, tank, fiber. Charming property not overlooked, benefiting from a very pleasant and quiet environment.

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

Large entrance hall with storage space leading to a very spacious and bright living room of 60 m² including sitting room, dining room and kitchen. Parquet flooring.

Another beautiful room of 30 m² which can be used as a lounge, bedroom or library (also parquet floor), a shower room and a WC.

Access to a 30 m² cellar workshop from the ground floor.

Upstairs, 3 bedrooms, a shower room and a toilet. Convertible attic space of approx. 35 m² on the first floor.

About 15 mn from Villefranche-de-Rouergue and 90 mn from Toulouse.

LOCAL TAXES

Taxe foncière: 625 EUR

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

NOTES