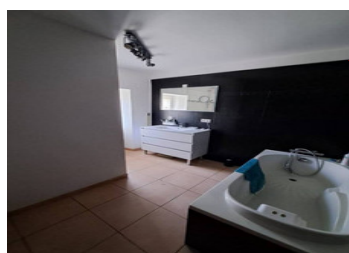
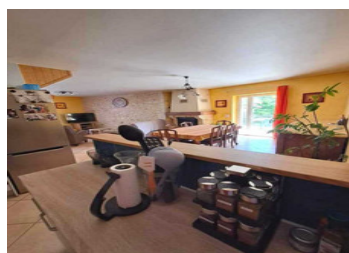


Charming stone village house, fully renovated, with enclosed garden and terrace, Lot valley



INFORMATION

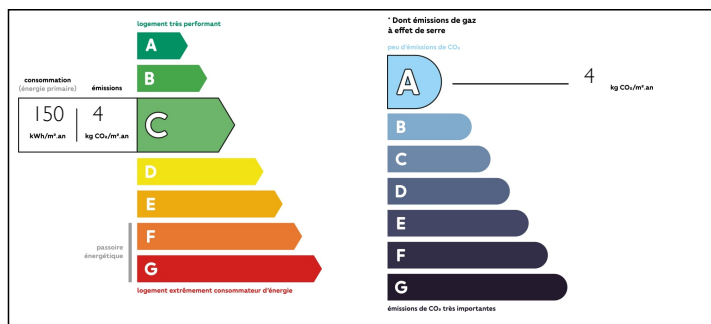
Town:	Cahors
Department:	Lot
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	319 m2



IN BRIEF

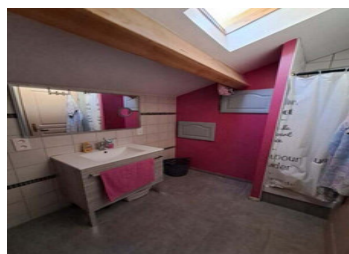
20 mn from Cahors, pretty old village house, recently restored, set in 319 m² of land. Ready to move into, ideal for someone looking for a house that needs no work. Work carried out: roof, insulation, double glazing, installation of high-performance wood burner, all interior fittings including electricity and plumbing. Water softener. Mains drainage. Ground floor: pleasant sitting room with open-plan kitchen opening onto the terrace, not overlooked, 1 bedroom, 1 bathroom with bath and shower, separate WC. Upstairs: 2 bedrooms, shower room with WC and landing that could be used as a study or extra sleeping space. Large basement, on garden level, comprising a 4th bedroom, kitchen/laundry room, several storage areas and a wine cellar/cellar. Garden shed and shelter under the terrace. In a village with all the main local shops and services, close to Cahors and Saint-Cirq-Lapopie.

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

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

LOCAL TAXES

Taxe habitation: 502 EUR

NOTES