LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31234MAL46 Price: 199 000 EUR

agency fees to be paid by the seller

Rare ! Large village house 190 m with great view + flat 53 m , garden, between St-Cirq-Lapopie and Cahors







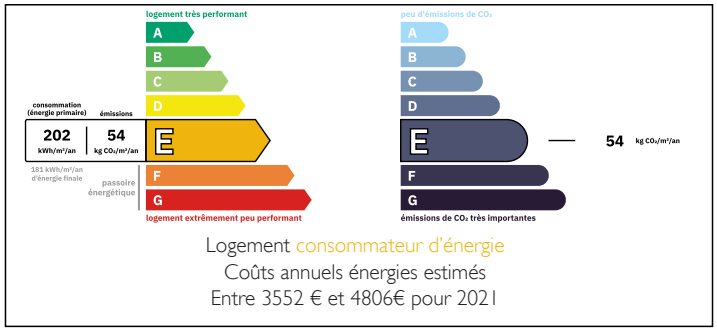








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3552 € et 4806€ pour 2021

INFORMATION

Town:	Saint Géry-Vers
Department:	Lot
Bed:	5
Bath:	2
Floor:	243 m2
Plot Size:	905 m2

IN BRIEF

Nice property comprising a main house of approx. 190 m² and an independent flat of 53 m², set in 905 m² of land, currently used as a gite.

The main house comprises, on the ground floor :

- entrance hall (3.4 m²)
- a spacious living room with fireplace (45 m²) leading onto a lovely terrace (44.5 m²) with lovely views over the Lot valley and its cliffs
- a kitchen (16.7 m²) with direct access to the terrace
- a large bedroom (21.7 m²) with direct access to the terrace
- a bathroom (7.9 m²) and separate WC
- a storage room

First floor:

- 4 bedrooms (22, 15, 12.6 and 8.6 m²)
- large room (39 m² floor area)

In addition, on the garden level, a 53.5 m² flat comprising a kitchen, lounge, bedroom, study or

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.

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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: **1452 EUR**

NOTES

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