LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32428MAL46 Price: 124 000 EUR

agency fees to be paid by the seller

3-bedroom house (1 detached), 37 m outbuilding, in the countryside, surrounded by woods but not isolated















INFORMATION

Town:	Saint-Cirq-Lapopie
Department:	Lot
Bed:	4
Bath:	3
Floor:	140 m2
Plot Size:	10435 m2

IN BRIEF

Charming house of approx. 103 m², with outbuilding (37 m²) set in wooded surroundings. 1 ha of steep adjoining woodland.
Renovation work to be carried out.

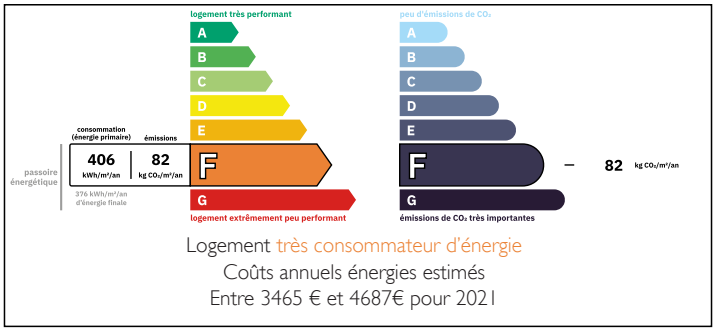
* The house comprises a living room with wood burner (22.8), a kitchen (14.2 m²) and another room (15 m²) that could be used as a bedroom or study, for example.
* Upstairs, 2 attractive bedrooms with sloping ceilings (22 and 15 m²), a bathroom (6.7 m²) and a separate WC.
* Another independent bedroom with shower room (14.5 m²) on the ground floor, accessible from the outside.

* Adjoining outbuilding (37 m²) with exposed stonework comprising, on the ground floor, a room (13.4 m²) and a shower room with WC (5 m²) and, on the first floor, a bedroom (15 m²).

Cellar (20 m²) with oil-fired boiler and tank.
Several terraces allow you to enjoy the surrounding countryside and the serenity of the setting.

Quiet, with no close neighbours, but not isolated, just 5...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3465 € et 4687€ pour 2021

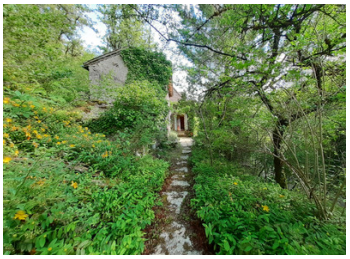
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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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:	**820 EUR**

NOTES

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