

Newly renovated, stone village house with 3 bedrooms, 2 bathrooms and beautiful river views, 4 km from Cahors

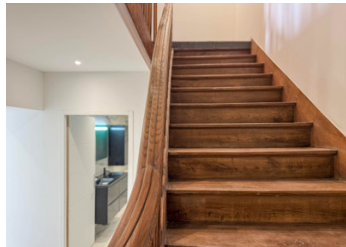


## INFORMATION

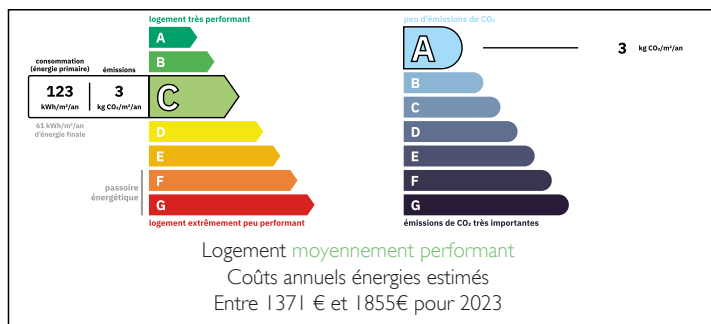
|             |                    |
|-------------|--------------------|
| Town:       | Bellefont-La Rauze |
| Department: | Lot                |
| Bed:        | 3                  |
| Bath:       | 2                  |
| Floor:      | 168 m2             |
| Plot Size:  | 76 m2              |

## IN BRIEF

Discover this beautifully renovated stone village house in Laroque-des-Arcs, just 4 km from Cahors! This charming three-story home boasts 3 spacious bedrooms and 2 modern bathrooms, offering 168 m² of comfortable living space. Enjoy breathtaking views of the Lot River from the bright and airy living room and from the master suite. With its blend of contemporary amenities and authentic French charm, this home is ideal as a holiday retreat or a family residence. Don't miss this opportunity to make it your own!



## 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.



## LOCAL TAXES

**Taxe foncière: 900 EUR**

## NOTES

## DESCRIPTION

As this property has been built against a hillside, both the "groundfloor" and "second floor" levels have direct street access, making this a very versatile and well accessible property:

### GROUND FLOOR:

Bedroom 1 ( 16,45 m<sup>2</sup>) bright and airy room with exterior doors opening to the front (street), ideal for a home office or guest space.

Bedroom 2 ( 14,80 m<sup>2</sup>) another comfortable room with street access, providing versatility for family living.

Bathroom ( 9,25 m<sup>2</sup>) stylishly designed with modern fixtures, twin wash basin, a walk-in shower, WC.

Hallway ( 9,90 m<sup>2</sup>) with grand staircase – a stunning architectural feature that enhances the charm of the home with utility room

Utility room (1,5 m<sup>2</sup>) under the staircase

### FIRST FLOOR:

Master Bedroom (27,5 m<sup>2</sup>) with stunning views of the Lot, with dressing (6,65 m<sup>2</sup>)

En-suite bathroom (7,35 m<sup>2</sup>) with contemporary design elements featuring luxurious black marble tiles, twin wash basin, shower and WC

Hallway (13,75 m<sup>2</sup>) with grand staircase, adding charm and elegance as you move between the different levels.

### SECOND FLOOR/GROUND FLOOR:

Kitchen/dining/living area ( 56 m<sup>2</sup>) with exterior door, exposed stone walls, beams, stunning travertine flooring, large windows offering beautiful river views, a modern fitted kitchen with spacious kitchen island and a cosy wood burner for added warmth and charm

Pantry/utility area (4,35 m<sup>2</sup>)

WC (1,90 m<sup>2</sup>)

### EXTRA:

The property is fully double-glazed and has electric radiators. Possibility to install reversible airco/heating with heat pump (everything is prepared).

Mains drainage.

Free parking in front of the property.

Sorry, no garden, no outside terrace.