LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A36791NB46 Price: 158 000 EUR

agency fees to be paid by the seller

Great opportunity: big property of 2 houses, 8 bedrooms, meadows, woods - ideal for B&B and gite project







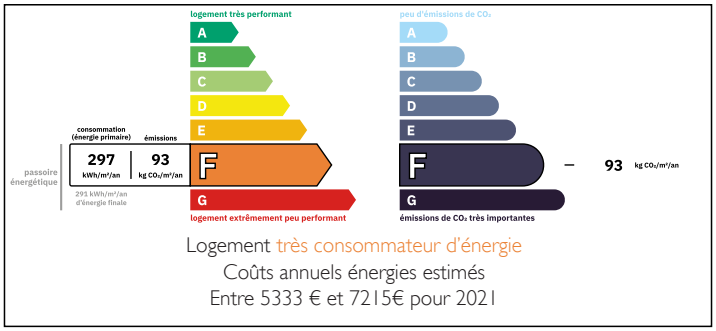








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INFORMATION

Town:	**Loupiac**
Department:	**Lot**
Bed:	**8**
Bath:	**4**
Floor:	**325 m2**
Plot Size:	**26437 m2**

IN BRIEF

Great opportunity: big property of 2 houses, 8 bedrooms, meadows, woods - ideal for B&B and gite project

On the edge of a typical village 10 minutes from Souillac, 5 minutes from Payrac. This vast former family farmhouse is a rare opportunity, ideally located for tourism, and in excellent structural condition.

Forming an L-shape around the main courtyard, the first house, with 2 dovecotes, has 2 living rooms, a vast entrance hall, kitchen, 6 bedrooms and various sheds. The second house has a living room, kitchen and two bedrooms upstairs. Well-exposed, both houses have double glazing throughout, and the oil-fired boiler is recent and supplies central heating.

Roof, framework and structure in good condition. However, you will need to redecorate the interior

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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NOTES

DESCRIPTION

In detail

Former family farmhouse comprising various buildings including:

(1) a dwelling house to be partly restructured/renovated comprising, on the ground floor, an entrance hall with inglenook fireplace, kitchen, two living rooms, shower room, WC, boiler room and garage. On the 1st level, 6 bedrooms, 2 shower/bath rooms, 2 WCs, attic space in the garage; attic space over the entire surface area of the house.
(2). Adjoining the house, you'll find a garage, a shed, and a second house to renovate, comprising on the ground floor a living room with wood-burning stove, kitchen, hallway, shower room, WC; storeroom and laundry room; on the first floor, two adjoining bedrooms.
(3) A very large workshop completes the property. There's also a working bread oven, and 2.6 ha of meadows and woods.

SURFACES (APPROXIMATE)

** Main house: approx. 235 m2

- entrance with inglenook fireplace
- kitchen: 17 m2
- Living room 1: 38 m2
- Living room 2: 21 m2
- Shower room - WC: 9.50 m2
- Boiler room: 20 m2

First floor
- hallway
- Bedroom 1: 16.50 m2
- Bedroom 2: 14.65 m2
- Bedroom 3: 13.65 m2
- Bedroom 4: 17.70 m2
- WC
- Shower room: 10.00 m2
- bedroom 5: 12.20 m2
- bedroom 6: 11 m2