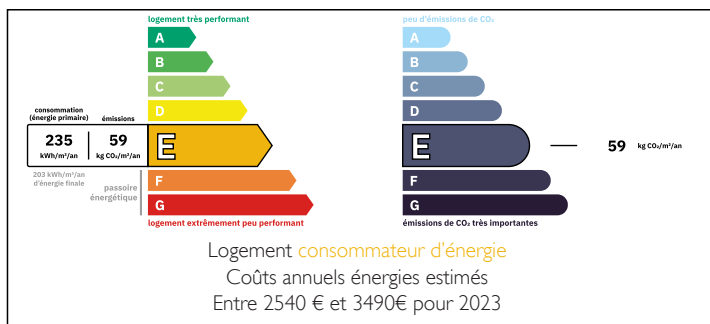


Authentic village house with dovecote to renovate, lovely view on the church and village



## ENERGY - DPE



## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Saint-Chamarand |
| Department: | Lot             |
| Bed:        | 2               |
| Bath:       | 1               |
| Floor:      | 99 m2           |
| Plot Size:  | 1320 m2         |

## IN BRIEF

Located on the heights of a peaceful village, this authentic semi-detached house with dovecote enjoys a quiet setting and a lovely open view over the church steeple and village rooftops.

In need of complete renovation, it offers approximately 92 m² of living space and represents a fantastic opportunity for lovers of character renovation projects.

The house includes several spacious living rooms, a convertible attic, and a courtyard-level area with two cellars and a boiler room. At the front, the courtyard provides parking, complemented by small stone outbuildings. At the rear, the garden with fruit trees extends the house pleasantly and offers a beautiful open view.

Despite the extensive renovation work required, the property benefits from modern PVC double glazing

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

### PROPERTY DETAILS:

Stone-built house with a dovecote, constructed over two stone cellars, comprising:

Courtyard level: 2 cellars with boiler room, fuel tank  
Level 1: entrance/veranda, kitchen, 2 bedrooms, bathroom, WC, living room  
Attic

### FEATURES:

- Central heating with fuel
- PVC double glazing on all windows and doors
- Connected to the main sewer system
- Attic insulated on the floor, convertible

### RENOVATION REQUIRED:

- Floors, electricity, room layout and plumbing need to be redone

### Approximate dimensions:

- Entrance/veranda: 3.5 m<sup>2</sup>
- Living room: 33.5 m<sup>2</sup>, direct access to rear garden
- Kitchen: 24 m<sup>2</sup>
- Bathroom/shower/WC: 4 m<sup>2</sup>
- Bedroom 1: 18 m<sup>2</sup>
- Bedroom 2: 15 m<sup>2</sup>

### Courtyard:

- Cellar 1: 27 m<sup>2</sup>
- Cellar 2 / boiler room: 33 m<sup>2</sup>
- Outbuilding / pigsty

### LOCATION:

In a village located 4 km from local services and shops.

Gourdon: 11 km – supermarkets, hospital, schools, SNCF train station (Paris–Toulouse line)

Cahors: 35 km

## NOTES