LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42214NB46 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)

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







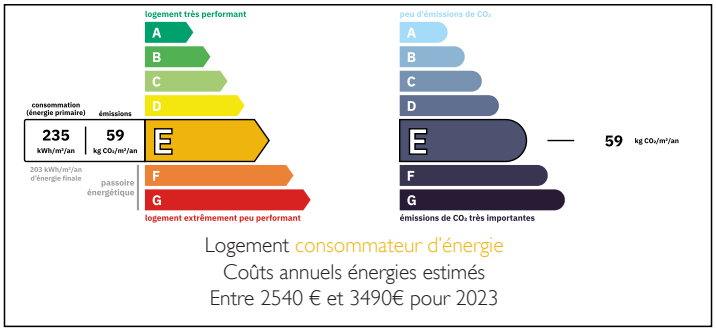








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2540 € et 3490€ pour 2023

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.

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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 m²
- Living room: 33.5 m², direct access to rear garden
- Kitchen: 24 m²
- Bathroom/shower/WC: 4 m²
- Bedroom 1: 18 m²
- Bedroom 2: 15 m²

Courtyard:
- Cellar 1: 27 m²
- Cellar 2 / boiler room: 33 m²
- 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

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES