LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44472RBR46 Price: 372 340 EUR

agency fees to be paid by the seller

**A superb opportunity to acquire a beautifully modernised home in the medieval town of Figeac.**















## INFORMATION

| | |
|---|---|
| Town: | Figeac |
| Department: | Lot |
| Bed: | 3 |
| Bath: | 3 |
| Floor: | 157 m2 |
| Plot Size: | 4384 m2 |

## IN BRIEF

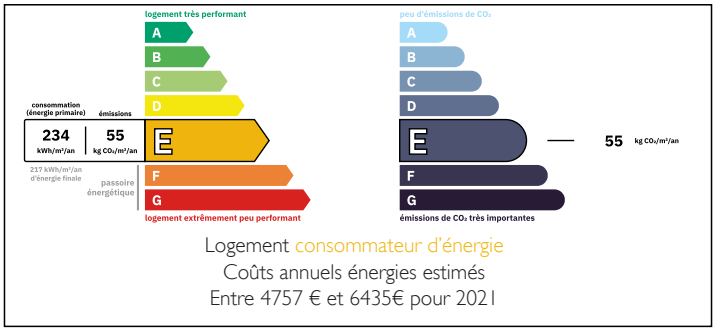
The charming town of Figeac has an annual influx of tourists for its cultural festivities and attracts many Internantional clients who tour and want to stay. The region is simply brimming with niche villages with a medieval feel.

You can hike, e-cycle or take the tourist train around the town to the sites, restaurants and unmissable weekly market. The fascinating Champollion Museum notably after Jean François Champollion, the decipherer of Egyptian hieroglyphics, was born in Figeac and this considered the best market in the Lot! If you like markets, you'll love this one.

The house is traditionally constructed in limestone and is typical of the region with red tiled roof. Its spacious interior has been lovingly reinvented by the vendor, transforming it to a calm, voluminous, light and inspiring living space.

Each of the bedrooms are...

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4757 € et 6435€ pour 2021

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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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **3823 EUR** |

## NOTES

## DESCRIPTION

A house with an attached barn covered in tiles, comprising:
> On the ground floor: an entrance hall, to the right a door to the basement, a few steps up to a modern bathroom with a bathtub, shower, sink, and toilet, and a large living room/salon with an open fireplace. To the left of the entrance hall, a large open-plan living area combining a kitchen, dining room, and lounge.
>
> on the first floor: accessed from the living area, a landing and a large family bedroom with en-suite bathroom and toilet, two further bedrooms, and a third bathroom with a sink, shower, and toilet.

> Accessed from the living area, a large basement comprising laundry and utility room housing the electric hot water tank and gas boiler. Accessed from outside the house, another large basement with workshop and garden storage.

> Land with trees bearing walnut, hazelnut and fig, a well, a small pigsty, lavoire and outdoor four à pain.
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr