LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44861NB46 Price: 165 000 EUR

agency fees to be paid by the seller

Lot – Souillac area: Charming, unique village house near the Dordogne with a cottage

EXCLUSIVE







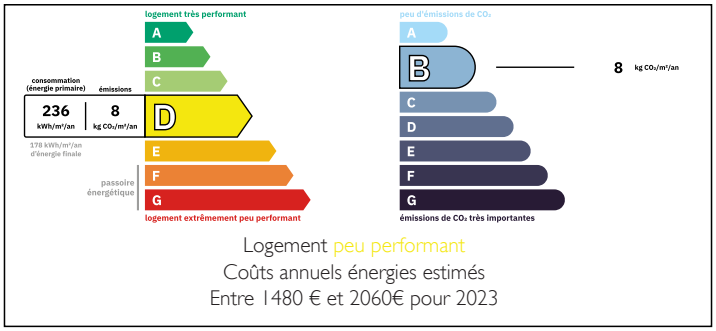








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1480 € et 2060€ pour 2023

INFORMATION

Town:	Lacave
Department:	Lot
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	490 m2

IN BRIEF

Located on a cul-de-sac in a small, very quiet hamlet near the Dordogne, this former barn was converted by an architect in the 1990s. The house was designed to offer distinct spaces, the exterior flows seamlessly into the interior living areas, and the terraces serve as true additional living spaces.

Arranged in a star-shaped layout across several levels, the entryway leads to the dining room/kitchen and terrace two steps down, to a large double living room two steps up, and to a mezzanine bedroom a bit higher still. The living room can easily be partitioned off to create an additional bedroom.

Connected via the porch, the cottage features a living area with a small kitchenette, and upstairs, a bedroom with a shower room.

The entire property is charming, built with quality and taste using beautiful materials; the garden is full

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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: **1335 EUR**

NOTES

DESCRIPTION

Charming stone house featuring on the ground floor an entryway with closets and a laundry room, a bathroom with toilet; a few steps down: a kitchen open to the dining room with French doors leading to the terrace; on the upper half-floor, a living room with a wood-burning stove; in the attic, a mezzanine bedroom. On the ground floor: a cellar, a garage with a small office space

Independent Cottage
Ideal for guests or family, this small independent cottage (connected through the porch) has been fitted with a kitchenette area and living room with fireplace, plus an attic bedroom with shower room and WC.

This former barn was converted in the 1990s with great care and attention to detail; the cottage was created within an old house dating back to 1797.

Technical Details
- Electric convector heaters in the cottage and fireplace
- Septic tank system (not compliant with current regulations)
- Single glazing
- Electric convector heaters and wood-burning stove supplying two radiators
- Hot water tank

Location
- located in a small village hamlet quiet setting with neighbors
- The Dordogne River is 500 metres away, with access to beaches and cliffside walking trails
- Souillac: 15 minutes
- Gramat and Rocamadour: 20 minutes
- Padirac Cave: 30 minutes
- A20 motorway access: 15 minutes
- Paris–Toulouse railway line (SNCF station): 15 minutes
- Brive Airport: 30 minutes
- Saint-Sozy with schools and local shops: 5 minutes