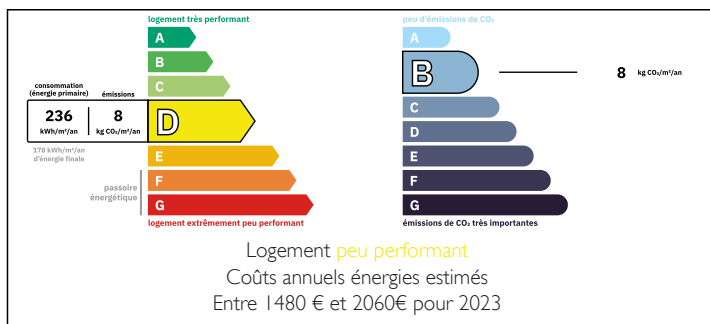


Lot – Souillac area: Charming, unique village house near the Dordogne with a cottage

EXCLUSIVE



ENERGY - DPE



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

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.



## 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