

Lovely, recently renovated house (2 bedrooms, veranda), beautiful garden, and splendid view of the Lot Valley



INFORMATION

Town:	Capdenac
Department:	Lot
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	4669 m2

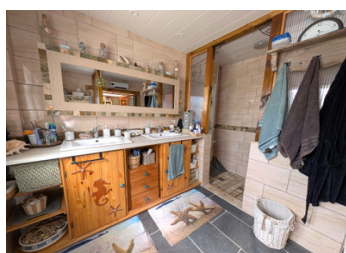
IN BRIEF

Charming, renovated house (approx. 100 m²) set in a nice garden (2,756 m²) offering a superb view of the valley.

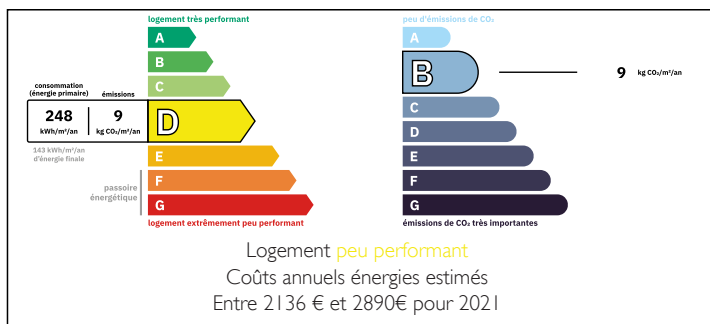
Perfect for wood lovers, the home features extensive woodwork and unique decorative details adorning the kitchen cabinetry, ceilings, stair risers... Many recessed lights allow for varied mood lighting.

Access via a terrace leads into a spacious living room (31 m²) and a semi-open-plan wooden kitchen (11.7 m²). Toilets. Also on this level is a bedroom (13.7 m²) with storage space, enjoying the panoramic view.

On the lower level, a large bedroom with an en-suite shower room and toilet (29 m²) opens onto the veranda (13.7 m²) and the garden. Landing (suitable for use as an office), laundry room (11 m²) with conversion potential, storage room,



ENERGY - DPE



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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.



DESCRIPTION

Wooded plot of 1,913 m² in the immediate vicinity (across the road).

Chicken coop

Solar panels

Cistern

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

LOCAL TAXES

Taxe foncière: 1461 EUR

NOTES