LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45790MAL46 Price: 122 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (112 000 EUR without fees)

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







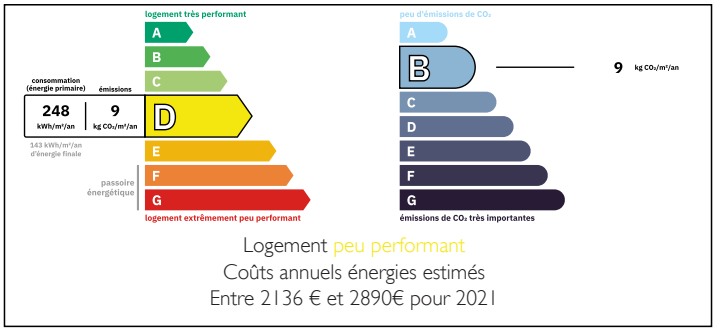








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2136 € et 2890€ pour 2021

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,

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

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