

Former presbytery 10 minutes drive from Cahors



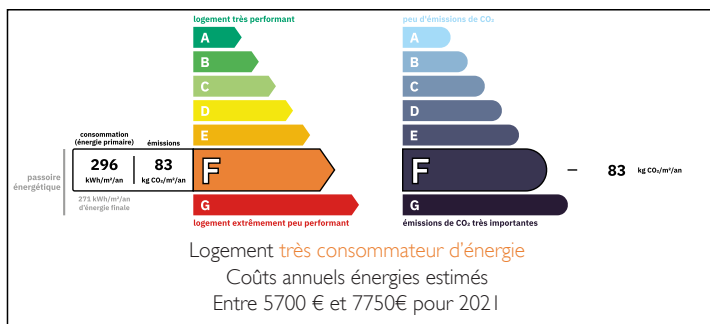
INFORMATION

Town:	Espère
Department:	Lot
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	800 m2

IN BRIEF

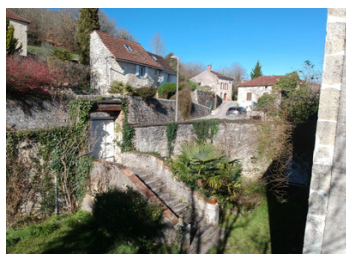
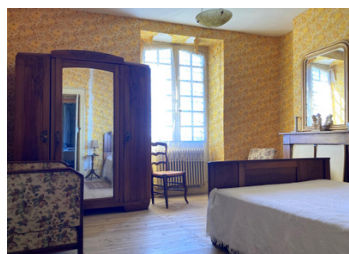
Just 10 minutes from Cahors, this former presbytery of over 160 m² combines charm and comfort. On the ground floor, it offers a kitchen, a dining room, a living room, and a bedroom, while upstairs, there are 4 large bedrooms. The whole property is set on an enclosed garden of 885 m², with a panoramic view of the countryside.

ENERGY - DPE



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.



DESCRIPTION

160 m² of living space. Featuring generous room sizes and high ceilings, this character property combines authenticity with great potential.

The ground floor comprises a 20 m² kitchen, an 18 m² dining room, a 22 m² living room, a 16.5 m² bedroom, and two cellars. Upstairs, there are four spacious bedrooms ranging from 11 to 25 m², two bathrooms, a separate WC, and a 12 m² landing.

The property sits on a beautifully landscaped and fully enclosed 885 m² garden, with flowering plants, mature trees, and panoramic views over the surrounding countryside. Additional features include oil-fired central heating, an attached garage, and two garden-level cellars.

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

LOCAL TAXES

Taxe foncière: 1500 EUR

NOTES