LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48186NB46 Price: 178 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (165 000 EUR without fees)

Single-storey two-bedroom house with bright spacious living room and shops within walking distance















INFORMATION

Town:	**Bétaille**
Department:	**Lot**
Bed:	**2**
Bath:	**1**
Floor:	**100 m2**
Plot Size:	**1770 m2**

IN BRIEF

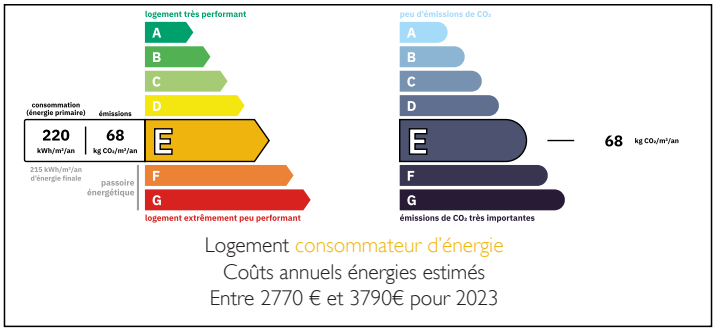
This lovely single storey house sets in the countryside, just 1 km from the village. It benefits from a peaceful setting, away from busy roads.

The house offers approximately 100 m² of single-storey living space with a covered entrance, two bedrooms, a bathroom, WC, and a separate kitchen that could easily be opened up into the large, bright 50 m² living room.

The living room benefits from windows on three sides, fitted with shutters, providing excellent natural light in every season. The very large L-shaped terrace, facing south-east and south-west, offers lovely views of the cliffs in the Dordogne Valley.

In winter, you can also enjoy a cosy fire in the fireplace! A large garage and a garden shed provide plenty of storage space.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2770 € et 3790€ pour 2023

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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LOCAL TAXES

Taxe foncière: **1164 EUR**

NOTES

DESCRIPTION

Set in the middle of its garden in a very peaceful environment with a few neighbouring houses, the property comprises a covered entrance porch, an entrance hall, two bedrooms with fitted wardrobes, a bathroom, a separate WC, a kitchen and a large living room with windows on three sides and a fireplace.

This is a practical, sound, single-storey house with no major work required, apart from the electrical installation, which needs updating.

LAYOUT AND OUTBUILDINGS

- Entrance hall
- Bathroom: 5.50 m²
- WC
- Bedroom 1: 15.50 m²
- Bedroom 2: 15.50 m²
- Living room: 52 m²
- Kitchen: 9.50 m²
- Hallway
- Garage / boiler room: 30 m²
- L-shaped terrace with two aspects: 65 m²
- Well and garden shed

TECHNICAL DETAILS

- Roof replaced around 2015
- Double glazing installed in 2015
- Loft insulated with 20 cm of glass wool; some areas could potentially be converted
- Well and garden shed
- Septic tank
- Shutters
- Oil-fired central heating with a Viessmann boiler

LOCATION

Bétaille is a small village in the north of the Lot, close to the Corrèze, with a school, amenities and everyday life shops

The property is ideally located for exploring the