LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48422FEV46 Price: 170 000 EUR

agency fees to be paid by the seller

Lovely character hamlet house with seperate apartment, big cave and small garden















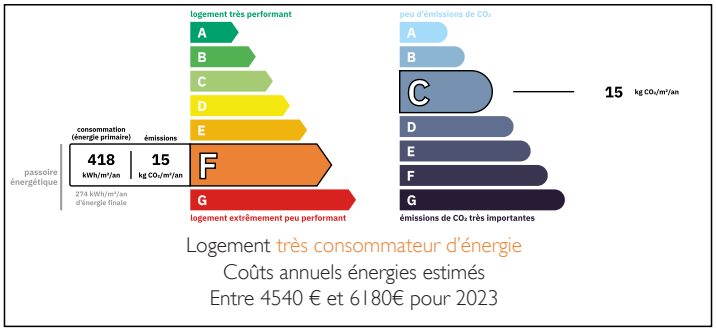
INFORMATION

Town:	Frayssinet
Department:	Lot
Bed:	4
Bath:	3
Floor:	132 m2
Plot Size:	257 m2

IN BRIEF

Discover this versatile property in the heart of the Lot, offering an independent studio, spacious living accommodation and plenty of potential. Ideally situated on the elevated outskirts of a charming village, close to the A20 and the region's most popular tourist attractions, it's perfect as a holiday home, a permanent residence or a property with rental potential.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4540 € et 6180€ 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: **850 EUR**

NOTES

DESCRIPTION

Situated on the elevated outskirts of the charming village of Frayssinet, in the heart of the beautiful Lot department, this surprisingly spacious property offers a wealth of possibilities. Whether you are looking for a holiday home, a permanent residence or a property that combines living with rental income, this house has plenty to offer. It is also conveniently located for the A20 motorway and many of the region's popular tourist attractions, including Cahors, Gourdon, Rocamadour and the picturesque village of Saint-Cirq-Lapopie.

An independent studio apartment with its own entrance

On the ground floor/lower-ground level, you will find a self-contained studio apartment with a private entrance. It comprises a living area with kitchen (6 m²), a sitting room (19 m²), a bedroom (15 m²) and a bathroom.

This separate living space offers excellent flexibility: it could accommodate family or friends, serve as a granny annexe or carers' accommodation, be used as a chambre d'hôtes (guest room), or generate income through holiday rentals.

Spacious main house with three bedrooms

The main living accommodation is situated on the first floor, at street level. It comprises an open-plan kitchen (10.75 m²) with dining area (10 m²), a living room (16.5 m²), three bedrooms measuring 8 m², 8 m² and 13 m² respectively, and two shower rooms/bathrooms, one of which measures approximately 3.65 m².

Above the main house is an attic that requires renovation and could be converted to suit your needs, offering further potential to extend or adapt the living space.

Useful storage, workshop space...