LEGGETT IMMOBILIER INTERNATIONAL

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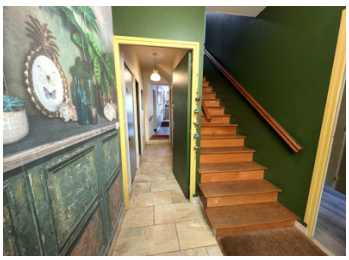
Ref: A48611MAL46 Price: 399 620 EUR

agency fees included: 6 % TTC to be paid by the buyer (377 000 EUR without fees)

RARE! COMPOSTELA WAY STOP - GR65-36-651 - must-see stopover (7 bedrooms, 3 bathrooms)

EXCLUSIVE

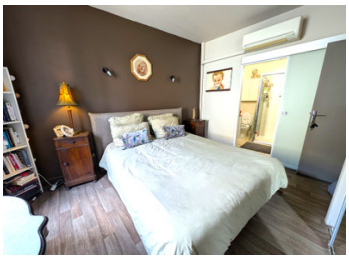














INFORMATION

Town:	Limogne-en-Quercy
Department:	Lot
Bed:	7
Bath:	3
Floor:	219 m2
Plot Size:	48 m2

IN BRIEF

RARE! Charming STOP-OVER GITE in operation on the WAY OF ST. JAMES.

Exceptional and iconic location, at the crossroads of GR 65, 36, and 651, on one of the busiest hiking routes. This friendly gite guarantees hikers a comforting and comfortable stop after a day of walking. A must-stop offering an ideal living environment in the heart of a lively village.

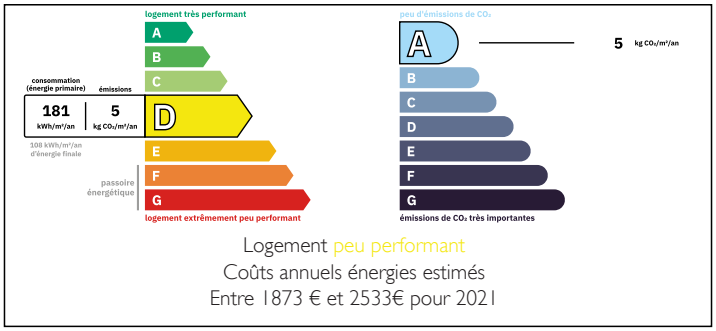
7 bedrooms, 12 beds currently dedicated, expandable capacity, warm spaces perfectly suited to welcoming pilgrims.

On the ground floor: 47 m² living area with stove, fully equipped kitchen, utility room, private bedroom with shower room and private WC, office, cloakroom, and laundry room.

Upstairs: 6 bright bedrooms (10.1 to 19.7 m²), 2 shower rooms with WC, and 1 separate WC.

A private, enclosed, and pleasant courtyard allows walkers to relax and share...

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 1873 € et 2533€ pour 2021

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: **1811 EUR**

NOTES

DESCRIPTION

** ON THE GROUND FLOOR

- Cloakroom (10 m²) right next to the entrance
- Office (5.5 m²)
- Living / dining room (47.4 m²) with wood insert, direct access to a nice enclosed terrace (48 m²)
- Semi-open kitchen (11 m²), pantry (3.8 m²), direct access to the terrace
- Laundry room (7.9 m²) with 2 water heaters and a water softener
- WC with hand basin 1 (1.7 m²)
- Bedroom 1 (12.7 m²) with private shower room and WC (3.7 m²)

** ON THE FIRST FLOOR

Currently:
* 2 bedrooms with 1 double bed
* 2 bedrooms with 2 single beds
* 2 bedrooms with 3 single beds,
giving a current total capacity of 14 people with high development potential

- Bedroom 2 with large closets (17.4 m²)
- Bedroom 3 (13.2 m²)
- Bedroom 4 (19.7 m²)
- Bedroom 5 (16 m²)
- Bedroom 6 (10.1 m²) with closets, courtyard side with meadow view
- Bedroom 7 (11.66 m²), courtyard side with meadow view

- Shower room with WC 2 (3.75 m²)
- Shower room with WC 3 (4.6 m²)
- WC with hand basin 2 (2 m²)

** IN THE BASEMENT: cellar (14.3 m²)

** OUTSIDE: enclosed courtyard (wall) with wood shed, etc. (48 m²)

*** HIGHLIGHTS ***