LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48636MAL46 Price: 279 500 EUR

agency fees to be paid by the seller

Charming property with 2 houses: 1 renovated 125 m , 1 to renovate 159 m , land 1.46 ha, isolated, nice view !

EXCLUSIVE















INFORMATION

Town:	Cras
Department:	Lot
Bed:	2
Bath:	2
Floor:	284 m2
Plot Size:	14660 m2

IN BRIEF

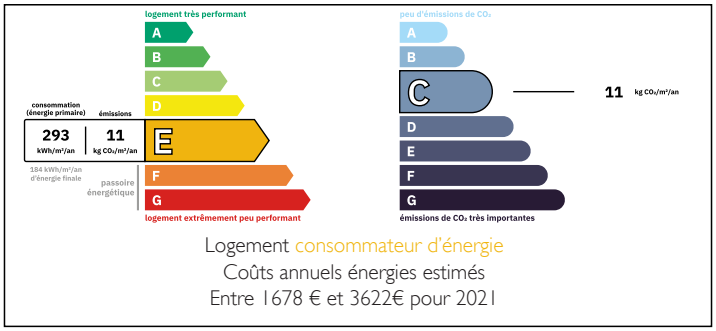
Charming property consisting of a renovated house (125 m²) and a 2nd one to renovate (159 m²), on an adjoining plot of 1.46 hectares, in the heart of a preserved countryside environment, less than 20 km from Cahors.

From the entrance, you will be charmed by a superb 31 m² living room with a fireplace, enhanced by high ceilings and exposed stone.

Connected to it, there is a friendly 21 m² equipped kitchen, a bedroom (15 m²) with direct access to the garden, a shower room/WC, and a laundry room with direct access to the carport (35 m²).

A lovely staircase combining wood and wrought iron leads upstairs to a pleasant open office and then to a beautiful, bright and spacious bedroom (19.4 m²) benefiting from its own en-suite bathroom/WC and a dressing room. ...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1678 € et 3622€ 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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DESCRIPTION

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

LOCAL TAXES

Taxe foncière: **1155 EUR**

NOTES

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