

Beautiful, well-renovated stone house in a quiet village a few minutes from all commerces.



## INFORMATION

Town:	Cœur de Causse
Department:	Lot
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	300 m2

## IN BRIEF

3 bedroom stone house in a quiet village not far from amenities. A really beautiful, tranquil location.

An old stone house that has been well renovated into a comfortable interior, especially the kitchen, living room and downstairs bedroom.



## ENERGY - DPE

DPE in progress.

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

If you're looking for a property that has character but is easy to maintain - this one might be for you!

As a 'lock-up-and-leave' you don't have to worry about the maintenance of a large garden. You've also got neighbours to keep an eye out for you.

If you want to live there full time, you've got a private garden/terrace as well as a separate parking area + vegetable garden (right next to a stream).

As for the house itself, you have an outside terrace that leads into the open-plan kitchen and dining room. There is also a living room with wood burner as well as a downstairs bedroom (with balcony and excellent views) and bathroom.

Upstairs, you have two further bedrooms with a bathroom and a balcony overlooking the stream.

There is plenty of storage in the two 'sous-sol' spaces.

Linky compteur, gas heating, double glazing (wood not PVC), air conditioning, septic tank.

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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 habitation: EUR

## NOTES