

Development opportunity. Two attached Quercy cottages ripe for development into a family home



INFORMATION

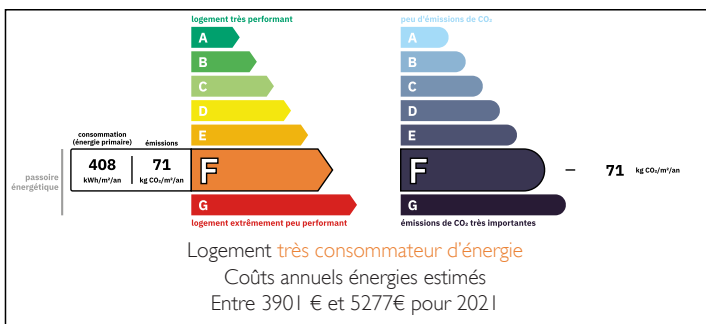
Town:	Bach
Department:	Lot
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	6011 m2

IN BRIEF

Two small traditional houses which need to be restored and developed into one large family home. House number 1 one consists of two living rooms and a cellar and house number two has two living rooms, two bedrooms a shower room and toilet. There is one large outbuilding currently used for material storage. A further small outbuilding is attached to house number 1. There is a good sized garden with plenty of room for a swimming pool.



ENERGY - DPE



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

The house is located on the outskirts of the village of Bach. The plot is accessed through a pair of metal gates. The property is a single building subdivided into two small semi-detached houses.

House number 1 is accessed via a traditional Quercy staircase. There is a day room (27m²) with a fireplace. An opening leads to a second room (18.2 m²). There are wooden floors throughout. There is loft space and a cellar below the rooms which is accessed externally from ground level. The whole house needs complete refurbishment.

By contrast House number 2 is accessed at ground level.

Inside there is a day room (21.7 m²) and a kitchen (20m²). This has no fittings except a sink and a fireplace. There are tiled floors.

A staircase between these rooms leads to the first floor where there are two bedrooms (approximately 20m² each).

The first floor level of house number 2 is at approximately the same level as the living space in house number 1.

The two houses could, with careful design and development, be combined into a substantial family home.

There is a large separate outbuilding (74 m²) currently used for material storage. This would make a great workshop or other leisure space.

At one end of the building there is a small attached outbuilding (approximately 4m²). This is in a poor condition but could be useful.

The external space is a level plot which would make a pleasant garden.

The property is...

LOCAL TAXES

Taxe habitation: EUR

NOTES