

Quality renovated, 4 bedroom, stone property, with stone barn, only 15 mins from Cahors

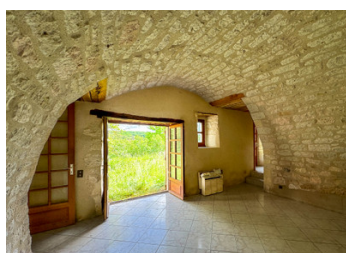


INFORMATION

Town:	Barguelonne-en-Quercy
Department:	Lot
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	10928 m2

IN BRIEF

Beautiful stone property, in good condition, situated between Montcuq (8 km) and Cahors (17 km), offering spacious and light accommodation over 2 floors. There are a total of 4 bedrooms and several living areas with nice views. Will need some internal upgrading. Nice grounds with a stone barn and a stone breadoven, fully intact. The property is south facing, and is protected from the north by the sloping hillside behind it.



ENERGY - DPE

DPE blank.

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.



LOCAL TAXES

Taxe foncière:	891 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

GARDEN LEVEL :

Entrance hall (15,8 m²) with staircase to first floor
Vaulted hallway (8,9 m²) with exterior door to back of the property

Bedroom 1 (20 m²) vaulted room, with exterior door

Bathroom (10 m²) with double wash basin, shower and bidet, separate WC

Utility room (3,5 m²)

Only accessible from the outside :

Vaulted cellar (16,35 m²)

Cellar (17,25 m²) built in the rocks

Small vaulted cellar (6 m²)

FIRST FLOOR :

Salon (18 m²) open mezzanine

Living room (22 m²) with open fireplace, old stone sink

Dining room (12,85 m²)

Kitchen (5,65 m²) with exterior door to small terrace with exterior stone steps leading to the garden - kitchen needs to be fully replaced

Pantry (2,65 m²)

Hallway (5,2 m²)

WC (1,5 m²)

Bathroom (5,2 m²) with double wash basin, bath, bidet

Bedroom 2 (10 m²)

Bedroom 3 (10,85 m²) with built-in wardrobe, exterior door to semi-covered terrace

Bedroom 4 (7,35 m²)

EXTRA :

Stone barn (117 m²) in good condition

Stone bread oven, fully intact

Flat garden next to the property

This property will need some internal updating. A kitchen needs to be installed.

Easy access for Montcuq and Cahors

The property benefits from double glazing, good insulation of attic space and internal walls, electric heaters, all roofs in good condition.

Montcuq : 8 km