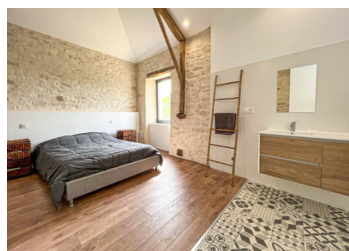


Fully renovated stone property, comprising a stone main house, 2 gîtes, a garage and gorgeous views



INFORMATION

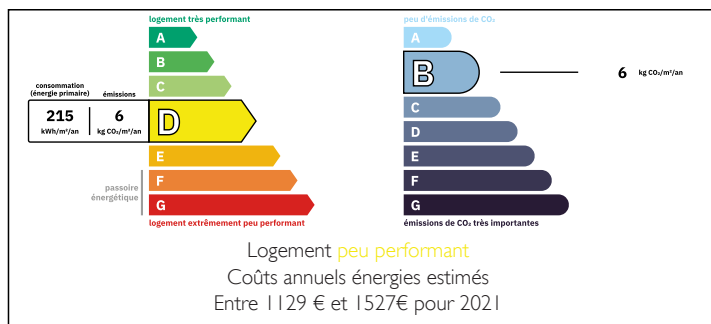
| | |
|-------------|---------|
| Town: | Cézac |
| Department: | Lot |
| Bed: | 6 |
| Bath: | 6 |
| Floor: | 330 m2 |
| Plot Size: | 1650 m2 |



IN BRIEF

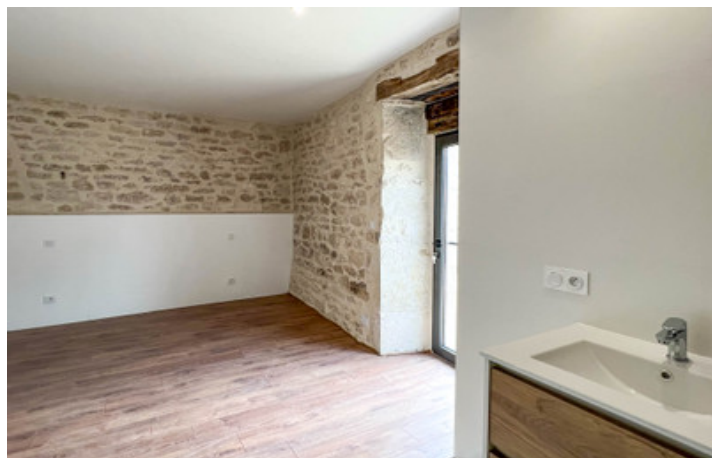
What a find! Situated in a small hamlet, only 10 mins from Montcuq, this stone property is now fully renovated. It is simply waiting for its new owners to move in. Quality renovation using nice materials and in keeping with the local architecture, the work has been done by local artisans. A perfect combination of the old stone and new and modern comforts.

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

MAIN HOUSE:

GROUND FLOOR:

Entrance hall (13.65 m²) with WC (2.2 m²) with wash basin

Kitchen/living room (49 m²) open-plan living accommodation, with sliding doors to terrace, original stone sink, wood burner, beams

Utility room (5.7 m²)

Bedroom 1 (24.80 m²) with en suite bathroom (wash basin and walk-in shower)

GARDEN LEVEL:

Bedroom 2 (24.32 m²) with en suite bathroom (wash basin, walk-in shower and WC), with exterior door

Bedroom 3 (23.30 m²) with en suite bathroom (wash basin, walk-in shower and WC), with exterior door

FIRST FLOOR:

Completely independent apartment, with exterior access only

Entrance hall (2.75 m²)

Living area (35.25 m²)

Bedroom (13.80 m²)

Bathroom (6.50 m²) with wash basin and bath, and WC (3.60 m²)

EXTRA:

Stone barn renovated to provide 2 one-bedroom gites : kitchen/living room (kitchen to be installed), 1 bedroom, bathroom and WC. Each gite has approximately 65 m² of habitable space, with a private terrace.

Garage (part of the stone barn) (55 m²)

Stunning views of the surrounding countryside

The property is well insulated, benefits from double glazing, reversible aircon/heating, and a new septic tank (fully confirming to the current regulations)

Montcuq: 10 km

Sauzet: 10 km

Castelnau Montratier: 14 km

Cahors: 18 km

Toulouse airport: 90 km

LOCAL TAXES

Taxe habitation: EUR

NOTES