

UNDER OFFER _ Old stone farmhouse in need of updating with 10 acres of land.

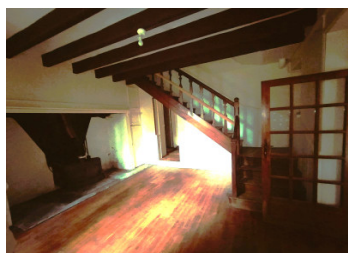


INFORMATION

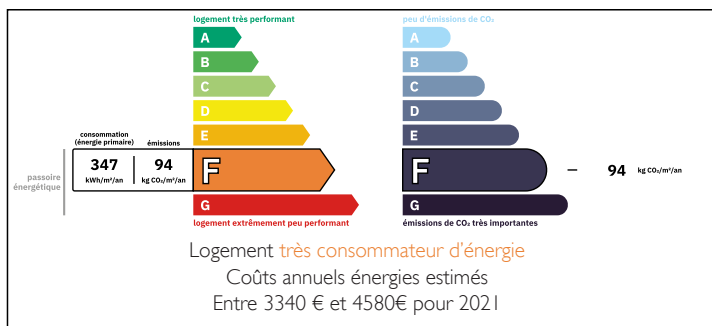
Town:	Sousceyrac-en-Quercy
Department:	Lot
Bed:	4
Bath:	1
Floor:	127 m2
Plot Size:	42034 m2

IN BRIEF

A very solid stone farmhouse with 10 acres of land offering enormous potential as a holiday home or permanent residence. Located on the edge of a beautiful historic town in the Lot.



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

Located on the edge of Sousceyrac-en-Quercy in the Lot this old stone farmhouse offers 4-bedroomed accommodation with the potential to incorporate the large attached barn to double the available space. Now in need of updating the house offers potential buyers a blank canvas in terms of layout and would equally serve as a holiday home or permanent residence.

A short private lane leads from the main road providing a great deal of privacy yet being very close to the amenities of the historic town of Sousceyrac with its bars, restaurants and shops. Saint Cere is located some 18km distant providing comprehensive shopping and accident and emergency hospital facilities.

The house is currently configured with 4 bedrooms on the first floor but a new owner may choose to utilise one as a bathroom or even a bathroom and ensuite to a main bedroom. Downstairs there is a lounge, dining room, kitchen, bathroom and large cellar. Heating is derived from an oil-fired boiler and radiators. Sanitation is via an individual septic tank which is compliant with the latest standards.

The extensive grounds (circa 10 acres) surround the house and offer the potential of keeping animals and using the woodland to supply fuel for the wood burner in the lounge.

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