

**UNDER OFFER - Rare opportunity to settle near Gourdon : old barn to renovate, nice garden, and stream !**



## INFORMATION

Town:	Le Vigan
Department:	Lot
Bed:	0
Bath:	0
Floor:	100 m2
Plot Size:	1 100 m2

## IN BRIEF

On the edge of Le Bléou, a small stream full of fish that runs through Le Vigan, you will fall under the charm of this pretty bucolic land of more than 1 100 m2 and its trees along the stream that will shelter your hours of fishing or siesta in summer.

On one side of the land, overlooking a small lane with hardly any cars, your future home: an old barn of about 100 m2 on the ground to be converted. Half over a cellar, you have lovely stonework, and two floors (around 100 m2 each floor) ; roof needs to be done.

Electricity meter and main drainage on the edge of the plot.

Project and Financing requested before scheduling a visit. Video and more pictures on demand



## ENERGY - DPE

DPE not required.

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

Le Vigan is a very sought after village. Only 5 km from Gourdon, the village lives all year round with its many local shops, services, doctors and medical house, cultural centre, bars, restaurants, kindergarden and primary schools... in a local concern for the protection of biodiversity and the environment. Le Vigan is a small village with a good atmosphere where life is good!

The larger town of Gourdon is home to colleges, high schools, hospital and railway station (Paris Toulouse line), close to the A20 exit.

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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 foncière:	20 EUR
Taxe habitation:	EUR

## NOTES