

Beautiful restored traditional house of 180 m (possibility of 2 dwellings) set in nice land of almost 5500 m



INFORMATION

Town:	Limogne-en-Quercy
Department:	Lot
Bed:	3
Bath:	2
Floor:	180 m ²
Plot Size:	5442 m ²



IN BRIEF

Beautiful stone house of approx. 180 m², in a very peaceful hamlet but not isolated. Possibility of having 2 independent dwellings, making it perfect for a 2nd home or gîte.

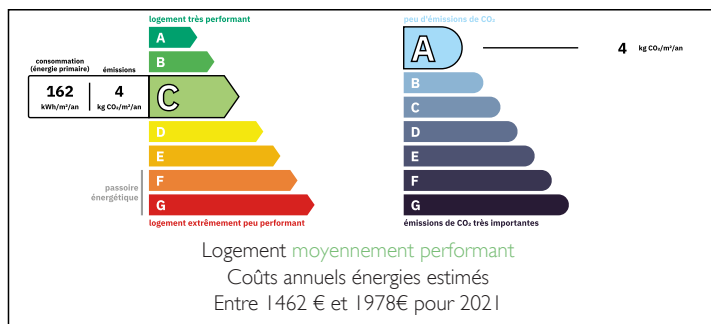
Ground floor: spacious 35 m² lounge, 2 kitchens of 35 and 16 m², 1 bathroom with toilet, 1 shower room with toilet and 2 pretty verandas, one facing south (21 m²) and the other facing west (16 m²).

1st floor: 3 bedrooms, one of which is a magnificent 40 m², and a study area or 4th extra bedroom.

Large 58 m² cellar/workshop.

A very bright, pleasant house to live in, which has recently benefited from extensive works (invoices available): roof, insulation, double glazing, 2 programmable pellet/wood-burning stoves, compliant drainage, fibre optic connection...

ENERGY - DPE



3 outbuildings: garage (16 m²), small barn (12 m²)

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

Maison en pierre avec un excellent coefficient énergétique (DDT/DPE disponible)

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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: 950 EUR

Taxe habitation: EUR

NOTES