

Lovely 3-bedroom house + gîte, garden with swimming pool, superb views, in a dominant position. Building land.



INFORMATION

Town:	Cajarc
Department:	Lot
Bed:	4
Bath:	3
Floor:	142 m ²
Plot Size:	1437 m ²



IN BRIEF

Beautiful, recently renovated house (approx. 100 m²) and gîte (46 m²), set in approx. 1500 m² of pleasant wooded garden with swimming pool.

A major advantage of this property is that it is situated in a dominant position, offering a remarkable view over the surrounding countryside.

First floor: 35 m² lounge/dining room with wood-burning stove, kitchen opening onto the 75 m² terrace with views, bedroom of almost 15 m² and shower room with toilet.

Upstairs are 2 attic bedrooms (14 and 27 m²) and a bathroom with toilet.

Access from the lounge to the garden at the rear of the house.

The ground floor has 164 m² of cellars and a garage.

A charming, brand-new gîte, which can accommodate up to 4 people, provides an important additional source of income. It comprises

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.



DESCRIPTION

The setting is very peaceful, not overlooked but not isolated, with all shops and services nearby.

Pellet boiler from 2022.

Solar panels for hot water production (9 months).

Enclosed garage: 55 m².

3 cellars/rooms: 31, 34 and 45 m².

Above-ground swimming pool

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2135 EUR

Taxe habitation: EUR

NOTES