

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 m2
Plot Size:	1437 m2

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.

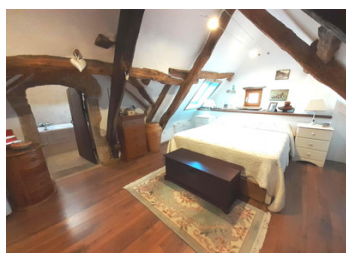
First floor: 35 m² lounge/dining room with wood-burning stove, kitchen opening onto the 75 m² terrace with views, bedroom of almost 15 m² and shower room with toilet.

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

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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