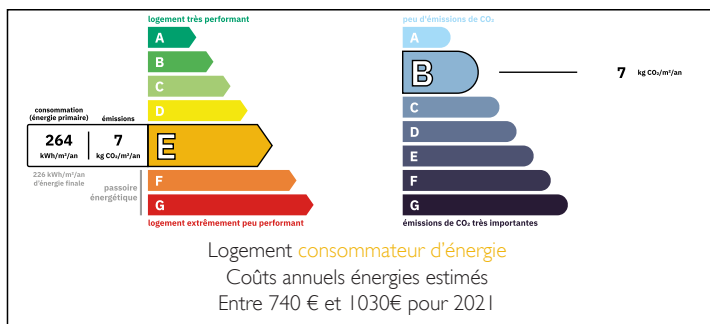


Remote and perfectly quiet : house with 3 bedrooms, swimming pool



ENERGY - DPE



INFORMATION

Town:	Rueyres
Department:	Lot
Bed:	3
Bath:	2
Floor:	70 m2
Plot Size:	35686 m2

IN BRIEF

Completely isolated at the end of a castine road, with only meadows and woods surrounding it, this small stone house with swimming pool was renovated in 2022.

Over a cellar, the first level opens onto a living room with kitchen area, 1 bedroom with shower room and separate toilet. Upstairs, two bedrooms and a shower room. Outside, lovely grounds with swimming pool renovated in 2022, overlooking rolling meadows.

The house is in absolute peace and quiet, with no nuisances; a little further away (approx. 200 m), 3 hectares of semi-wooded land with a pond; the environment would be ideal if you have animals.

This is the ideal house if you're looking for absolute peace and quiet and a cosy cottage, with no renovation work required: roof, framework,

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

DETAILS

Stone house on cellar comprising:

Level 1: living room with kitchen area, bedroom with shower room, separate WC; wood-burning stove;

Level 2: two bedrooms, bathroom, separate WC

Swimming pool and terrace; grounds of 7800 m2 and nearly 3ha of meadows and woods 200 m from the house, with pond.

Near the house, building land

APPROXIMATE SURFACE AREAS

Level 1

- Living room/kitchen: 30 m2
- Bedroom 1 en suite : 12 m2
- WC

Floor 1

- Hallway: 7 m2
- Bedroom 2: 12 m2
- Bedroom 3: 12 m2
- Bathroom: 3.55 m2
- WC

basement

- cellar: 50 m2
- shed (or 1-car garage to be created): 15 m2

LOCAL TAXES

Taxe foncière: **589 EUR**

Taxe habitation: **EUR**

NOTES

TECHNICAL SIDE

- house renovated in 2022
- joinery changed to double glazing end of December 2023
- two bathrooms renovated end December 2023
- septic tank up to standard
- swimming pool on terrace 10x5; renovated terrace
- wood-burning insert with distribution turbine
- convectors
- No work required, excellent features

ENVIRONMENT

- 15 minutes from Gramat
- 25 minutes from Figeac and Saint Céré
- Beautiful, peaceful setting