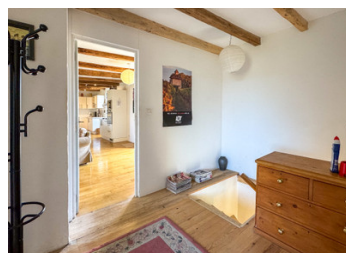


Charming stone house with spacious living areas, 2 bedrooms and 2 bathrooms. Swimming pool. On 3475 m2.



INFORMATION

Town:	Lendou-en-Quercy
Department:	Lot
Bed:	2
Bath:	2
Floor:	119 m2
Plot Size:	3475 m2

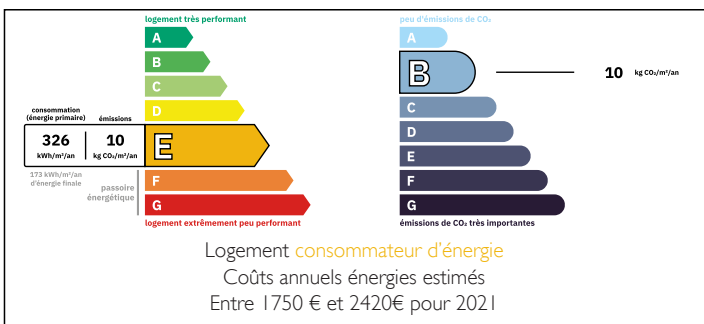


IN BRIEF

Sold fully furnished, this would be a perfect holiday home, or a permanent home for a small family. Located in a small hamlet, this delightful and bright house offers a spacious, open-plan living and kitchen area on the first floor, with views over the surrounding countryside. On this floor you will also find a bedroom and a bathroom.

On the garden level: another bedroom and bathroom, and a spacious summer kitchen (with fireplace!), with access to the garden and the swimming pool. There is also a good-sized workshop/storage area on this level.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 915 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

FIRST FLOOR:

Stone steps leading to a small terrace at the front of the property (8 m2)

Living room/dining room/kitchen (48 m2) fully fitted, modern kitchen with kitchen island, fireplace with wood burner, old stone sink, beams, wood flooring

Landing (7,7 m2)

Bedroom 1 (13 m2) with dressing (2,95 m2)

Bathroom (5,46 m2) with wash basin, bath with shower, WC

GARDEN LEVEL:

Summer kitchen (28,20 m2) travertin flooring, with sink unit, open fireplace, exterior door leading to garden and covered terrace

Hallway (5,15 m2) with storage cupboard (1 m2)

Bedroom 2 (12,50 m2)

Bathroom (4,20 m2) with wash basin, shower and WC

Workshop/storage area (24,75 m2)

EXTRA:

Swimming pool 8 m x 4 m

Well

Flat garden with some fruit trees, views over the countryside

Single glazing

Septic tank conforming current regulations

Property sold fully furnished, ready to move into !

Lauzerte : 9 km

Montcuq : 10 km

Castelnau Montratier : 15 km

Cahors: 28 km

Bergerac airport : 100 km

Toulouse airport : 95 km

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