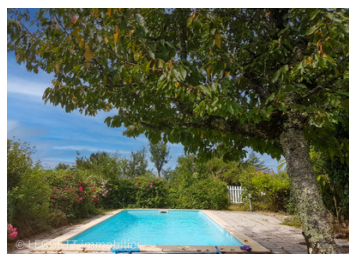


Large 4-bedroom village house, swimming pool, quiet, pretty garden, not overlooked



INFORMATION

Town:	Loupiac
Department:	Lot
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	670 m2



IN BRIEF

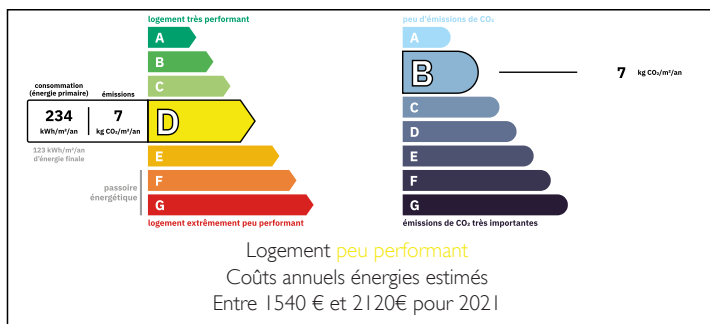
You'll find this old Quercy house style in a quiet village in the north of the Lot. Located 10 minutes drive from Souillac and the Dordogne river, the house features a living room with wood-burning stove and office area, a kitchen/dining area opening onto a huge veranda of over 40 m2 with large windows opening onto the garden.

Upstairs, four bedrooms and two shower rooms. Some refurbishment work is required, such as wallpapering certain rooms or modernizing the kitchen, but nothing major.

Atypical property with lots of charm and different levels that create different atmospheres and spaces.

Bonus: there's a large garage/cellar/laundry room adjoining the house, which could easily be converted into additional dwelling.

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.



DESCRIPTION

In detail

Stone village house comprising garden level: entrance/dining room, kitchen opening onto veranda, living room, study, WC. First floor: hallway, shower room-WC, 4 bedrooms, bathroom with bath and shower-WC. Garage, laundry room and cellar; garden with fruit trees, saltwater swimming pool.

SURFACES (approximate)

Ground floor

- Entrance and dining room: 16.40 m2
- Kitchen: 9 m2
- Veranda: 40 m2
- Living room with insert: 20 m2
- Study: 8 m2
- WC

First floor

- corridor
- Shower room-WC: 4.40 m2
- Bedroom 1: 10.25 m2
- Bedroom 2: 12 m2
- Bedroom 3: 16.50 m2
- Bathroom, shower-WC: 7 m2
- Bedroom 4: 10.40 m2

Annexes

- Garage: 28 m2
- Utility room: 7 m2
- Cellar : 7 m2

TECHNICAL

- 2 gas stoves with gas bottle,
- fireplace insert
- renovation of windows, septic tank, painting
- swimming pool 7x3 ; filter 2022
- Septic tank
- Fiber optics in village

LOCAL TAXES

Taxe habitation: EUR

NOTES