

A delightful village property with 2 bedrooms, and a separate secret garden.



## INFORMATION

Town:	Touzac
Department:	Lot
Bed:	2
Bath:	1
Floor:	86 m <sup>2</sup>
Plot Size:	77 m <sup>2</sup>

## IN BRIEF

A charming stone house nestled in the heart of a peaceful village along the Lot River.

This property is an ideal lock-up-and-leave pied-à-terre, perfect for anyone seeking a serene escape from the hustle and bustle of daily life, with minimal maintenance required.

Property Features:

**Spacious Living Area:** A welcoming and comfortable space perfect for relaxing or entertaining.

**Garden Room:** Currently serving as a dining area, offering views of the village and a cozy atmosphere.

**Two Bedrooms:** Comfortable and bright, with ample space for relaxation.

**Home Office:** A quiet and inspiring space for

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.

**Secret Garden:**

Just a one minute walk from the main house, you'll find a hidden gem at 770 square meter secret garden.



## ENERGY - DPE

DPE not required.



## DESCRIPTION

Step through the front door and be welcomed by a bright and expansive 40 m<sup>2</sup> lounge, complete with an impressive picture window and a glazed door. The space is tastefully decorated, featuring wood-effect flooring that creates a fresh and inviting atmosphere.

Beyond the lounge, a door leads into a charming garden room spanning 10 square meters, fully tiled and illuminated by elegant ceiling spotlights. Double glazed patio doors open up to a picturesque view of the village church, creating a light-filled, vibrant space that serves as an ideal dining area.

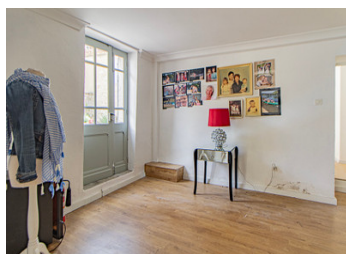
The stairs ascend to the first floor, where you'll find the kitchen, shower room, and bedrooms. The kitchen, measuring 6.24 m<sup>2</sup>, is equipped with fitted units and a worktop that includes an integrated oven/hob, as well as a full-height fridge/freezer. A window facing the front of the property provides ample natural light.

The 3.5 m<sup>2</sup> shower room has been recently refurbished, now boasting elegant white sanitary fixtures for the sink and toilet, complemented by a frosted glass shower column.

A door opens to the master bedroom, spanning 15 m<sup>2</sup>, featuring an ornate fireplace and original wooden floorboards. Presently, it serves as a winter lounge, furnished with a convertible bed and a small dining table, offering ample space to be converted into a sizable bedroom.

The corridor leads to the second bedroom, measuring 11 square meters, which boasts a window offering a view of the front, wooden floors, and an integrated wardrobe.

The home office, covering 8 square meters, is located...



## LOCAL TAXES

Taxe foncière: 642 EUR

Taxe habitation: EUR

## NOTES