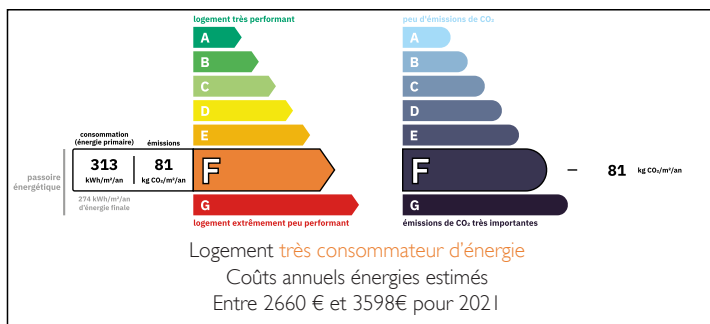


Lovely stone house to renovate with barn on pretty wooded grounds, quiet rural setting, near Gourdon



ENERGY - DPE



INFORMATION

Town:	Fajoles
Department:	Lot
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	5195 m2

IN BRIEF

This former farmhouse is located in a quiet rural setting, with a few neighbors. Typical of the area, it comprises a dwelling house of approx. 75 m2 on 2 floors, in need of renovation.

Currently with kitchen/living room, two bedrooms and bathroom upstairs, it has some very nice original features (stone sink, inglenook fireplace).

On the grounds, you'll also find a huge barn of 100 m2 on the ground floor, with cellar, boiler room, former cowshed, pigsty. Very sound roof and framework: a great project!

The land of over 5000 m2 is flat, planted with walnut and fruit trees, and suitable for a swimming pool.

The property used to belong to a single family, but has now been divided: the house is therefore

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 house to renovate, comprising : ground floor: kitchen, dining room; first floor: 2 bedrooms, WC, bathroom.

Land of 5200 m2 with walnut trees.

Ground floor

- Kitchen: 23.10 m2 with former inglenook fireplace.
- Living room: 17.20 m2

First floor

- Hallway
- Bedroom 1: 17.40 m2
- Bedroom 2: 9.20 m2
- Bathroom: 5.15 m2
- WC

TECHNICAL

- House to be renovated (Creation of water and electricity meters)
- Oil-fired central heating not functional because individual water meter to be created
- Single and double glazing
- attic insulated in 2017
- septic tank not compliant

LOCATION

- Situated between Saint Julien de Lampon and Gourdon (10 minutes), quiet, rural, family environment.
- Small garden and grocery store nearby

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

LOCAL TAXES

Taxe habitation: EUR

NOTES