



Ref: A32807LBC46 Price: 345 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (330 000 EUR without fees)

Character house built in stone, slate roof of 7 rooms with garden Bucolic Environment (Lot)



INFORMATION

Town: Léobard

Department: Lot

Bed: 3

Bath:

Floor: 164 m² Plot Size: 2546 m2













IN BRIFF

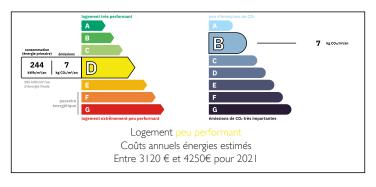
Beautiful house of character in stone and slate roof located in an exceptional setting in a small hamlet near Gourdon and Céou for lovers of nature, hiking and river fishing as well as canoeing.

This house is on three levels e ground floor two large spacious rooms, first an ex restaurant dining room with a working bread oven, next door was the kitchen with a separate pantry . Next level with independant access by steps, a terrace with views, a furnished kitchen / dining room with fireplace, a toilet, a living room with open fireplace, separate access to the garden

and a guest toilet, Upper level offers three bedrooms, a shower room/toilet.

Outside garden with vegetable garden and outbuildings with a covered car port and garage. Possibility of grouping purchase with that of...

ENERGY - DPF



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.



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LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

DESCRIPTION

Entrance Hall with guest toilets Living room with fireplace 33m2 Kitchen/Dining Room 30m2

Toilet

Door to outdoor terrace

Upper floor (Converted attic)

Master bedroom 15m2

Bedroom 2 - 12m2

Bedroom 3 - 9m2

Corridor

Shower room/wc

Garden level

Space set up as an office

2 Large rooms 80m2 approx with Fireplace/Bread

Oven

Boiler room

Cellar

Outside

Terrace

Outbuilings composed of

Laundry room with toilet 12m2

Garage 32m2

Opportunity to combine purchase with 4 working gites with good revenue stream kindly ask for more details /see link below

NOTES

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