

Charming traditional house (3 bedrooms) with gîte / guest house and enclosed grounds (1830 m )

EXCLUSIVE



## INFORMATION

Town:	Lentillac-du-Causse
Department:	Lot
Bed:	5
Bath:	3
Floor:	130 m2
Plot Size:	1830 m2

## IN BRIEF

Charming house dating from 1856 (90 m<sup>2</sup>) and 2nd house (40 m<sup>2</sup>) set in 1830 m<sup>2</sup> of land, in a peaceful village.

The house has a warm atmosphere and old-world charm, thanks mainly to the fireplace in the living room and the omnipresent wood panelling.

\* The main house comprises :

- a pleasant 39 m<sup>2</sup> living room and a kitchen (6.5 m<sup>2</sup>),
- first floor: landing (6 m<sup>2</sup>) leading to 2 bedrooms (11.5 m<sup>2</sup> and 9 m<sup>2</sup>) with fitted wardrobes, and a bathroom with WC,
- Top floor: 3rd bedroom with sloping ceilings (13 m<sup>2</sup> floor area), with storage space, shower room with WC.

Cellar (39.6 m<sup>2</sup>) with laundry area.

\* The cottage comprises :

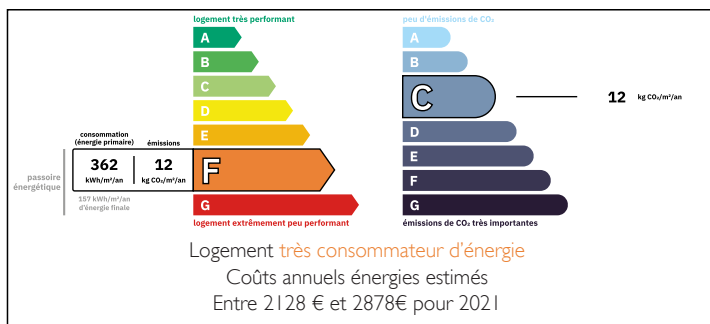
- ground floor: living room with open-plan kitchen

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.



## ENERGY - DPE





## DESCRIPTION

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

## LOCAL TAXES

Taxe foncière: 921 EUR

Taxe habitation: EUR

## NOTES