

House + Barn + Land near Gourdon

EXCLUSIVE



INFORMATION

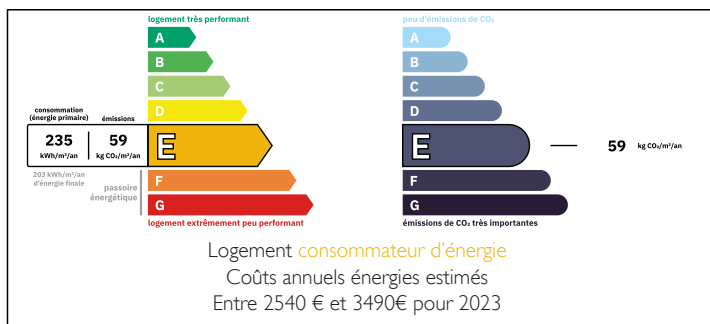
Town:	Saint-Chamarand
Department:	Lot
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	5660 m2

IN BRIEF

House + barn + land with lots of potential. This property requires some investment but there is plenty of revenue potential here.



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

This property consists of a 2 bedroom, 1 bathroom house all on one level. The living space 31m² and kitchen/dining room 25m² are more than spacious enough for a family. The bedrooms are also spacious (18 & 15m²). all windows except the front door are double-glazed.

Underneath the house there are two spacious cellars of 28 & 20m² with plenty of vertical volume (+2m). There is also an old piggery outside, perfect for extra storage.

The barn is also very spacious. It could be used as storage or possibly converted into further habitable space (no permits have been submitted).

This property is ideal for a range of buyers, but especially suitable as a first home for a young couple with the energy to undertake the necessary renovations. It would work equally well for someone who wants to rent the house as a holiday home or long term, as well as renting the barn as storage space for camper vans or similar.

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

LOCAL TAXES

Taxe foncière: 465 EUR

Taxe habitation: EUR

NOTES