

Charming, stone village house, one bedroom with en suite, nicely renovated, only 7.5 km from Montcuq.



## INFORMATION

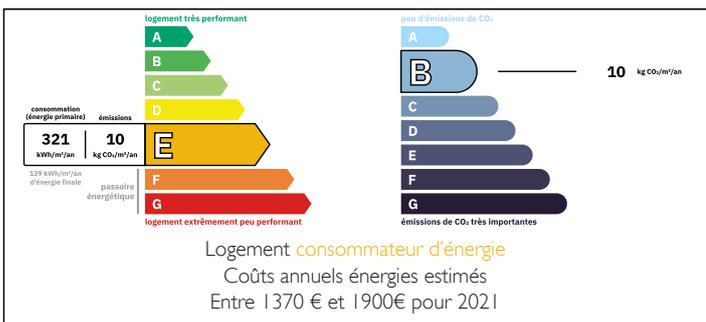
Town:	Lendou-en-Quercy
Department:	Lot
Bed:	1
Bath:	1
Floor:	70 m <sup>2</sup>
Plot Size:	73 m <sup>2</sup>



## IN BRIEF

This old stone village house, dating back to 1830, has been quality renovated about 10 years ago. The property now benefits from spacious living areas on the ground floor (kitchen, dining room, living room and ground floor WC) and a good-sized bedroom with bathroom (and WC) on the first floor. The property is fully double-glazed and comfortable heating is provided through the electric radiators. And although the property is in a village setting, it still has beautiful unobstructed views over the surrounding countryside. Ready to move into !

## 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

### GROUND FLOOR :

Living room (29 m<sup>2</sup>) with French doors  
WC/utility area (2,85 m<sup>2</sup>) with wash basin, and all plumbing for washing machine  
Kitchen/dining area (15,5 m<sup>2</sup>) with French doors, open plan  
Entrance hallway with wooden staircase to first floor (3,5 m<sup>2</sup>)

### FIRST FLOOR :

Bedroom (15,5 m<sup>2</sup>) with built-in storage, wood flooring, beams  
Bathroom (3,6 m<sup>2</sup>) with wash basin, shower and WC

### COMFORT:

PVC double glazing  
Electric radiators  
The interior of the property has been repainted about 2 years ago.

Montcuq : 7,5 km  
Castelnau Montratier : 11,5 km  
Lauzerte : 12,5 km  
Cahors : 25 km  
Bergerac airport : 100 km  
Toulouse airport : 100 km

## LOCAL TAXES

Taxe foncière: 295 EUR

Taxe habitation: EUR

## NOTES

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