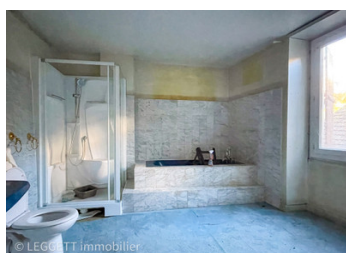


UNDER OFFER - Stone house to renovate in town center, large volumes, beautiful stone, garden and garage.



INFORMATION

Town:	Souillac
Department:	Lot
Bed:	3
Bath:	1
Floor:	250 m2
Plot Size:	828 m2

IN BRIEF

All shops and services within walking distance for this town house in need of complete renovation.

Stone-built, very spacious: large 60 m2 living room with inglenook fireplace and stone floor, lounge with fireplace, kitchen and utility room. The scullery communicates with an old barn (garage / boiler room / cellar).

Another large stone room with beams and mezzanine has independent direct access to the garden.

Upstairs are three large bedrooms and a bathroom; the entire attic is available for conversion.

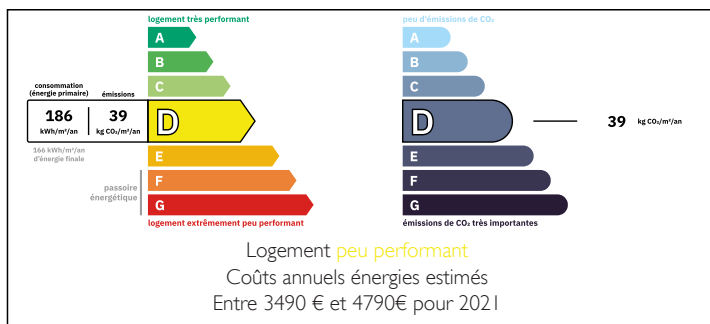
Single and double-glazed windows;
House to renovate with beautiful features to keep.

See more details :

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





LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

House to renovate with beautiful features to keep.
See more details :

Approximate surface area

Ground floor

- living room with inglenook fireplace: 60 m2
- living room with fireplace: 34 m2
- kitchen and utility room: 27 m2
- room with mezzanine / garden access: 25 m2
- Garage-boiler room-WC: 50 m2

First floor

- Landing: 16.50 m2
- Bedroom 1: 17.50 m2
- Bedroom 2: 22.50 m2
- Bedroom 3: 23 m2
- Bathroom-WC: 13 m2
- Unfinished attic: 100 m2

technical

- Oil-fired boiler
- Fireplace
- Fiber optics
- Mains drainage
- Double and single glazing

Location

- Souillac: small town of 4,000 inhabitants with all amenities, supermarket, medical center, school-college-high school
- Train: direct Paris-Toulouse
- A20 highway

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