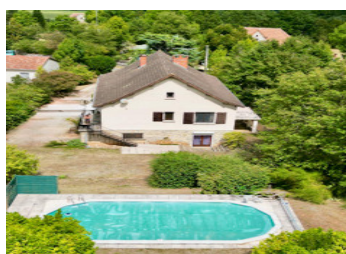
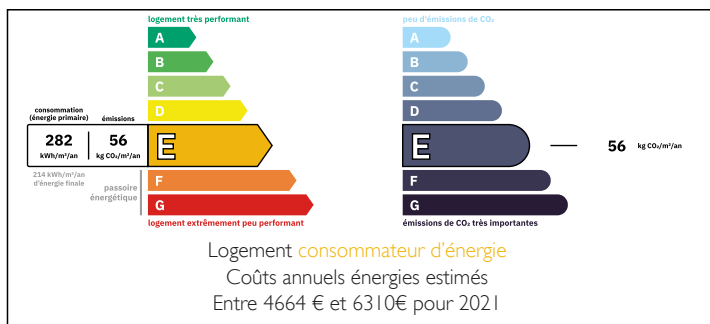


House (4 bedrooms), possibility of 2 dwellings (ground floor and 1st floor). Nice 6750 m land, swimming pool.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cajarc
Department:	Lot
Bed:	4
Bath:	2
Floor:	168 m ²
Plot Size:	6750 m ²

IN BRIEF

Bright, 168 m² house in good condition, set in attractive 6750 m² grounds with swimming pool. Possibility of 2 independent dwellings, one on the ground floor and one upstairs.

The house comprises:

- first floor: terrace, entrance hall with numerous cupboards, kitchen, pleasant lounge/dining room (30 m²) opening onto a terrace (14 m²), 2 large bedrooms (14 and 15 m², one with WC/washbasin), shower room, WC with washbasin.

- Ground floor: entrance, kitchen/utility room, WC, large bedroom with shower and washbasin (19.5 m²), 2nd bedroom or sitting room (13 m²) with access to a terrace and the garden at the rear of the house.

Direct access to the garage/workshop (22 m²). Boiler room.

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

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Attic space suitable for conversion.

Oil-fired central heating. Individual drainage.

Very pleasant, peaceful setting, just 3 km from Cajarc, a pretty little town in the Lot valley with all amenities.

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

LOCAL TAXES

Taxe foncière: **930 EUR**

Taxe habitation: **EUR**

NOTES