

Large 170 m2 stone house of 3 bedrooms, located 15 minutes from Gourdon, to be finished



INFORMATION

Town:	Soucirac
Department:	Lot
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	3500 m2

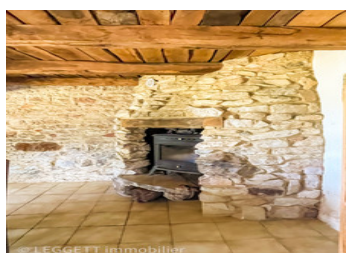
IN BRIEF

On the ground floor, there's a huge 62 m2 living room with open-plan kitchen, and a 24 m2 bedroom on the same level with inglenook fireplace, water and toilet, and with an outside entrance to the garden.

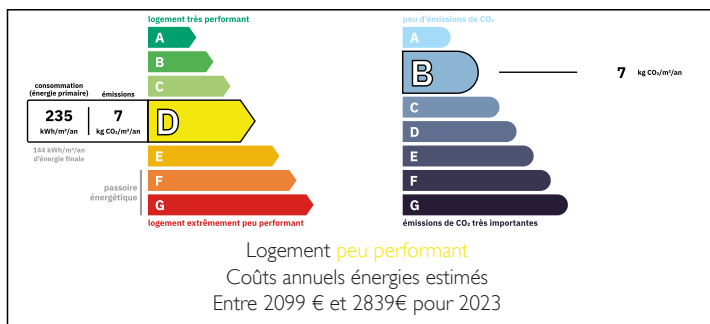
Upstairs you'll find 3 large bedrooms (24 m2, 17 m2 and 25 m2), with water and drainage already in place to create bathrooms; a bathroom-WC is already installed.

The roof was redone in 2022, the sewerage system is a 2021 micro-station, and the plasterboard and insulation are being installed. As for the rest, you can finish it off as you wish!

The large garden has a constructible section in front of the house: perfectly exposed to create a swimming pool, pool house or other accommodation; at the rear, it's a huge orchard with numerous fruit trees, and a large garden shed.



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

IN DETAIL

TECHNICAL DATA :

- reversible air conditioning and wood-burning stove
- structural work completed: roof & Velux 2022 (Caraes)
- OSB floor & insulation completed
- wood wool insulation
- ecoflo septic tank: microstation 2021

SURFACES (approximate)

Ground floor

- living room / kitchen: 62 m2 with wood-burning stove and reversible air-conditioning
- Bedroom 1: 24.60 m2
- entrance veranda

First floor

- landing-clearance: 10.00
- bedroom 2: 24.60 m2
- bathroom-WC: 5 m2
- bedroom 3: 17 m2
- bedroom 4: 25 m2

LOCATION

- On the heights of Soucirac, in a small hamlet;
- Not overlooked, very quiet;
- Payrac : 11 minutes
- Gourdon: 15 minutes
- Gramat: 25 minutes

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

LOCAL TAXES

Taxe foncière: 750 EUR

Taxe habitation: EUR

NOTES