

Rare! Beautiful isolated property -13.8 ha-, 2 renovated houses, 1 barn and large tobacco drying shed



INFORMATION

Town:	Cahors
Department:	Lot
Bed:	4
Bath:	2
Floor:	216 m2
Plot Size:	138036 m2

IN BRIEF

Superb property: 2 renovated houses, a barn, a former tobacco shed and 13.8 ha, in a bucolic setting with no close neighbours. 25' Cahors

House 1 (96 m²): on the ground floor, pleasant living room with open-plan kitchen (44 m²) and toilet. Access to a pretty south-facing shaded terrace. 1st floor: 2 large bedrooms (19 and 20 m²) and shower room.

Double glazing, efficient wood-burning stove.

House 2 (120 m²): spacious, bright lounge and semi-open-plan kitchen (55 m²) opening onto a terrace, small room (5.8 m²) and WC. 1st floor: 2 large bedrooms (approx. 21 m² floor area) and shower room. Cellars.

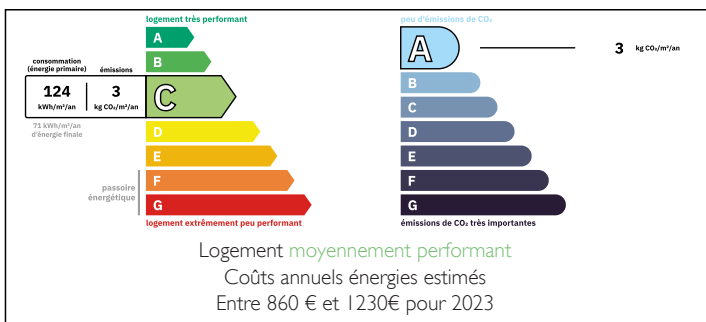
Double glazing, underfloor heating, wood-burning stove, radiators.

Pretty barn, 170 m² (floor area) in total on 2 levels.

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





DESCRIPTION

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



LOCAL TAXES

Taxe foncière: 1272 EUR

Taxe habitation: EUR

NOTES