

Renovated village house with garden, 3 bed & 2 bath, stunning river and village views, close to amenities

EXCLUSIVE



## INFORMATION

Town:	Albas
Department:	Lot
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	274 m2

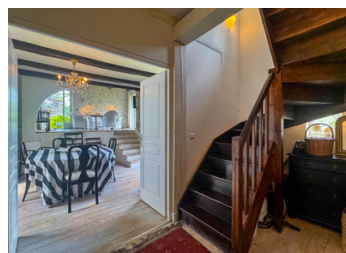
## IN BRIEF

What a wonderful location for this fully renovated, charming village house! Every single window in this property, frames the most beautiful views over the river Lot and the village with its Tuscan garden. And you can also enjoy this view from your own private garden!

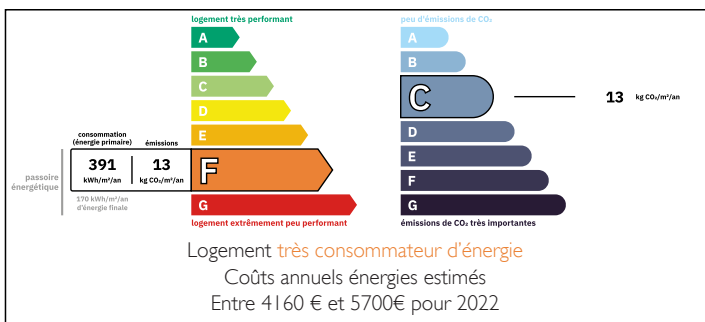
This character-filled property has been thoughtfully updated to preserve its original charm while incorporating modern comforts. Featuring multiple spacious living areas, three well-appointed bedrooms, and two bathrooms, the home provides both elegance and functionality.

Additional benefits include a private garage conveniently located just across the road—an invaluable asset in the heart of the village.

Perfect as a full-time residence or a tranquil holiday retreat, this unique home combines charm, comfort, and an unbeatable setting.



## 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:

Entrance hall (5,3 m2)  
Kitchen (15,5 m2) with views over the village  
Utility area (16,4 m2)  
Cellar (29 m2)

### FIRST FLOOR:

Dining room (19,7 m2) with wood burner, views  
Living room (23 m2) with reversible airco/heating,  
access to the garden, views  
Hallway (8,25 m2)

Bathroom (3,95 m2) with wash basin, shower, WC  
Salon (18,75 m2) with open fireplace

### SECOND FLOOR:

Bedroom 1 (19 m2) with built-in storage  
Bathroom (7 m2) with wash basin, bath, WC  
Bedroom 2 (14,5 m2) with built-in storage  
Bedroom 3 (25,9 m2)

### EXTRA:

Garden, over 3 levels, with stunning views over the river and village, terrace off the living area, gate to street level

Second building across the street, currently used as workshop and garage. Possibility to further renovate this property over 3 levels, roof redone in 2002. Possibility to purchase the property fully furnished

Albas : 200 m, walking distance to all amenities

Prayssac : 7 km

Puy L'Eveque : 12 km

Cahors: 25 km

Bergerac airport : 85 km

Toulouse airport : 115 km

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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: 1620 EUR

Taxe habitation: EUR

## NOTES