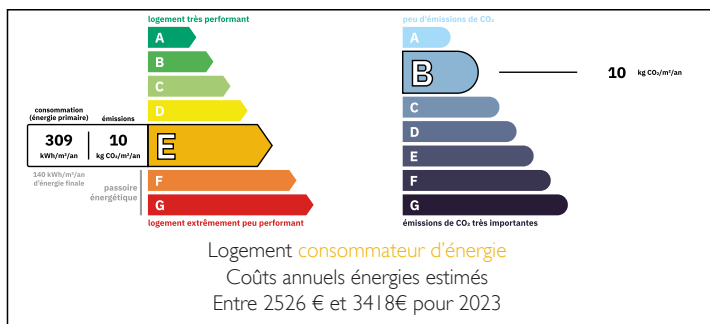


Family Home in Le Vigan, Close to Amenities, Shops, and School

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|----------|
| Town: | Le Vigan |
| Department: | Lot |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 110 m² |
| Plot Size: | 831 m² |

IN BRIEF

LE VIGAN EN QUERCY – In a quiet environment close to amenities and the local school, this 1976 house is ideally located for a family. The house currently offers two independent living units but can easily be converted into a 4-bedroom family home.

On the main floor, you'll find an entrance hall, a living room with a wood-burning insert, and a separate kitchen, all opening onto a spacious veranda with unobstructed views of the countryside; plus 2 bedrooms and a bathroom.

On the garden level, there's a large living area opening onto the back garden with the potential to install a kitchen, a bedroom, a bathroom, a walk-in closet, a utility room, and... a large garage.

Some refreshing and comfort upgrades are needed (especially heating), but the house has great potential, either as a spacious 4-bedroom home or

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.



LOCAL TAXES

Taxe foncière: 1604 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Details

1970s house comprising on the ground floor: garage, cellar, dressing room, living room with kitchen area, bedroom, toilet, bathroom; on the first floor: entrance hall, living room, veranda, kitchen, 2 bedrooms, bathroom, toilet

APPROXIMATE SURFACES

GARDEN LEVEL APARTMENT

- living room – kitchen area: 18.60 m²
- bedroom: 10 m²
- Bathroom: 4.30 m²
- Toilet
- Hallway
- Dressing room: 5 m²

Internal staircase connecting to the ground floor

Annexes:

- Cellar: 5 m²
- Garage: 40 m²

Main Floor:

- Entrance / hallway: 9 m²
- Kitchen: 11.30 m²
- Living room with wood insert: 26.00 m²
- Veranda: 12.00 m²
- Bedroom 1: 8.55 m²
- Bathroom: 2.60 m²
- Bedroom 2 (with built-in wardrobes): 9 m²
- WC

Technical Details:

- Electric heaters
- Single or double-glazed windows
- Well-maintained house but interior painting and decoration needed
- Connected to mains drainage
- Possibility of 2 independent units or a large 4-bedroom home
- Attractive garden, garage