

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



INFORMATION

Town:	Le Vigan
Department:	Lot
Bed:	3
Bath:	2
Floor:	110 m ²
Plot Size:	831 m ²

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.

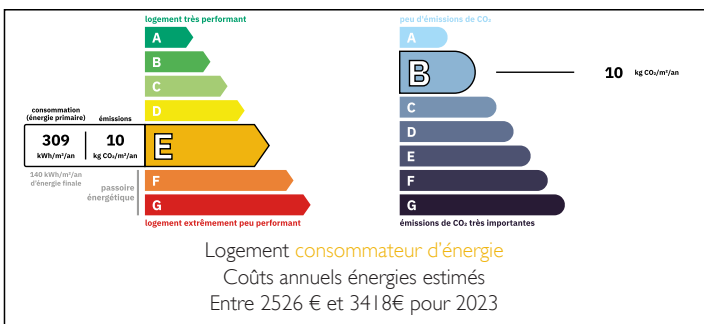
On the main floor, you'll find an entrance hall, a living room with a wood-burning insert, and a separate kitchen, all opening onto a spacious veranda with unobstructed views of the countryside; plus 2 bedrooms and a bathroom.

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



ENERGY - DPE



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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

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

LOCAL TAXES

Taxe foncière: 1604 EUR

Taxe habitation: EUR

NOTES