

Charming 2-bedroom home with panoramic river views and 4 terraces, walking distance to the Albas village

EXCLUSIVE



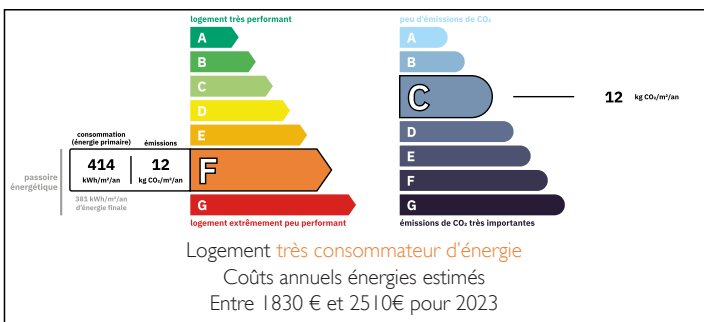
INFORMATION

Town:	Albas
Department:	Lot
Bed:	2
Bath:	1
Floor:	114 m ²
Plot Size:	974 m ²

IN BRIEF

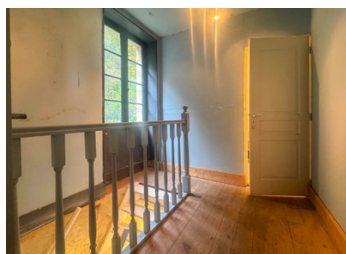
Quietly located with no close neighbours, yet just a short walk to the village centre, this characterful 2-bedroom property offers peace, privacy, and unbeatable scenery. Breathtaking views over the river Lot and the picturesque village of Albas can be enjoyed from all rooms and no fewer than four terraces. The spacious living areas open directly onto these terraces, perfect for outdoor dining and soaking in the stunning surroundings. Original wooden floors, exposed stone walls, and character features add to its charm. The attic space, with good head height and natural light, offers further potential. While the property would benefit from some internal updating, it is structurally sound and bursting with potential. A true gem in a sought-after location, ideal as a permanent home or holiday retreat. Additional detached garden plot of 1363 m² included. Rare opportunity with postcard-worthy...

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: original wood floor throughout
Living room (20,5 m²) with wood burner, double doors to terrace

Bedroom 1 (9,45 m²)

Bedroom 2 (16,85 m²) with fire place, exterior door
Bathroom (3,25 m²) with wash basin, shower and WC

Landing (6,5 m²) with staircase

FIRST FLOOR:

Attic space (57 m²) possibility to convert, good standing height, with window openings

LOWER LEVEL:

Kitchen/dining room (27,75 m²) with sliding pocket doors to balcony, views over the river and the village, exposed stone walls

Living room (29,75 m²) with sliding pocket doors to side terrace and access to back terrace, both with views of the river and the village

EXTRA:

Single glazing, electric radiators

New septic tank installed over 10 years ago

Property in good structural condition, but would benefit from some internal updating

Possibility to convert the attic space to more living space

Land directly surrounding the property is on a steep slope, but the 4 terraces/balconies offer comfortable outside space for dining and entertaining

Stunning views over the river Lot and the village of Albas

Additional plot of land (garden) of 1363 m², not attached to the property

Albas : 250 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

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: **775 EUR**

Taxe habitation: **EUR**

NOTES