

Spacious and nicely renovated family home, 5 bedrooms, large basement, elevated views on 5000 m2



## INFORMATION

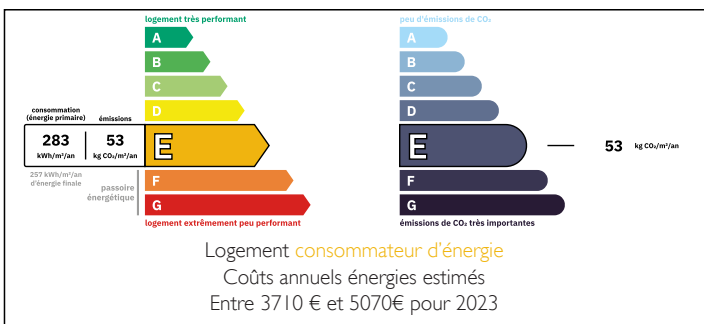
Town:	Albas
Department:	Lot
Bed:	5
Bath:	2
Floor:	162 m2
Plot Size:	5041 m2



## IN BRIEF

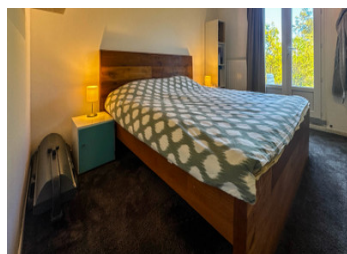
Nestled at the end of a quiet private lane, this well renovated traditional-style home offers the perfect blend of peace, comfort, and countryside charm. Set on 5,000 m<sup>2</sup> of land with elevated views over the surrounding nature, the property enjoys a privileged location — tranquil yet close to amenities — the village of Albas is less than 2 km away, and lively Prayssac with its shops and restaurants is just over 5 km. Perfect for family living, the house features five bedrooms, including two on the ground floor, a modern kitchen, bright living spaces, and extensive basements with a former garage for storage or hobbies. Recently modernized, it benefits from double glazing, oil-fired central heating, and mains drainage. With the River Lot at the end of the road — a paradise for fishing lovers — and ample space...

## 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.



## LOCAL TAXES

Taxe foncière: **1634 EUR**

Taxe habitation: **EUR**

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Entrance hallway (15,45 m<sup>2</sup>) with staircase to first floor, built-in storage

Kitchen (14,9 m<sup>2</sup>) newly fitted kitchen, with exterior door to covered terrace

Living room (31,25 m<sup>2</sup>) with fireplace with insert, French doors opening to terrace

Bathroom (6,7 m<sup>2</sup>) with wash basin, shower and bath

WC (1,11 m<sup>2</sup>)

Bedroom 1 (21 m<sup>2</sup>) with views

Dressing (4,8 m<sup>2</sup>)

Bedroom 2 (14,5 m<sup>2</sup>)

### FIRST FLOOR:

Landing (12,45 m<sup>2</sup>) with storage

Bedroom 3 (15 m<sup>2</sup>)

Bedroom 4 (10 m<sup>2</sup>)

Bedroom 5 (9,5 m<sup>2</sup>)

Bathroom (5,75 m<sup>2</sup>) with wash basin, bath, WC

### LOWER GARDEN LEVEL:

Boiler room/utility area (13,85 m<sup>2</sup>)

Hallway (11,65 m<sup>2</sup>)

Basement (10,2 m<sup>2</sup>)

Large basement U-shaped (67 m<sup>2</sup>)

### EXTRA:

2 covered terraces

Double glazing, wooden shutters

Oil fired central heating

Mains drainage

5000 m<sup>2</sup> of garden on a slight slope, beautiful views over the countryside

Albas : 1,8 km

Prayssac : 5,5 km

Luzech : 7 km

Cahors : 26 km

Bergerac airport : 82 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>