

Charming 100 m² village home with nice living area, 2 bedrooms, terrace & convertible attic.



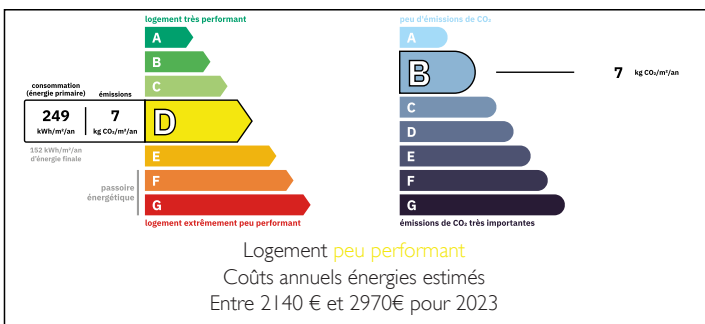
INFORMATION

Town:	Castelfranc
Department:	Lot
Bed:	2
Bath:	2
Floor:	100 m ²
Plot Size:	51 m ²

IN BRIEF

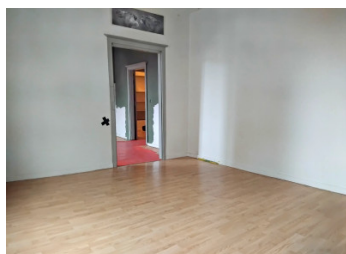
Quiet village home just steps from local shops, featuring a 50 m² terrace and a bright open-plan living area with fitted kitchen and pellet stove. The ground floor also includes a modern walk-in shower room with WC and a utility room. Upstairs, two spacious bedrooms, an additional room ideal for creating a bathroom or dressing area, plus a second walk-in shower room with separate WC. Insulated attic with windows offering excellent potential for further conversion. A rare, functional and versatile property, perfect for comfortable living close to all amenities.

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

The property is laid out as follows:

Ground floor (2 entrances – terrace side and street side)

Living room with wood pellet stove (19.96 m²)

Kitchen with bar and sink (18.55 m²)

Bathroom with walk-in shower, washbasin, toilet, cupboard (3.07 m²)

Laundry room (7.90 m²)

Entrance hall (3.25 m²)

First floor (accessed via a staircase with built-in shelves)

Bedroom 1 with laminate flooring, built-in cupboard (14.44 m²)

Bedroom 2 with laminate flooring (14.23 m²)

Room adjoining bedroom 2 with sink (15.58 m²)

WC with wall shelves (1.79 m²)

Shower room with walk-in shower and washbasin (4.25 m²)

Convertible attic with wooden floor, 2 small windows, accessed via a retractable staircase (55 m²)

Thanks to its two separate entrances and the presence of a kitchenette and bathroom facilities on both the ground floor and the first floor, this property is ideally suited for multi-generational living (or home care) or for use as a bed and breakfast.

LOCAL TAXES

Taxe habitation:

EUR

NOTES

Distances in KM from main towns, stations and airports

Prayssac: 3 km

Fumel: 24 km

Cahors: 26 km

Cahors station: 25 km

Agen TGV station: 69 km

Bergerac Airport: 87 km

Toulouse Blagnac Airport: 138 km