

## Charming Stone House with Terrace and Workshop – 4 km from Saint-Germain-du-Bel-Air



## INFORMATION

Town:	Saint-Chamarand
Department:	Lot
Bed:	2
Bath:	1
Floor:	100 m <sup>2</sup>
Plot Size:	238 m <sup>2</sup>

## IN BRIEF

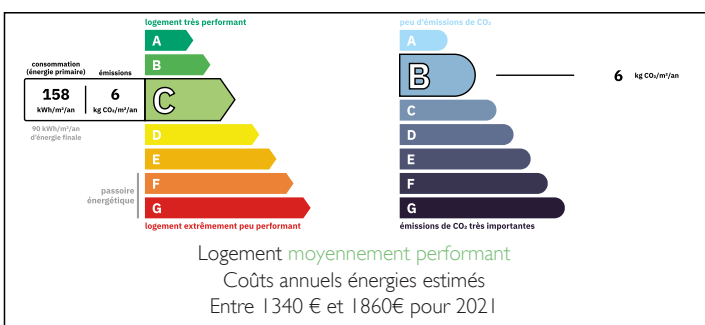
Set on a 238 m<sup>2</sup> plot with rear parking, this charming stone cottage offers a practical and comfortable layout over three levels.

On the ground floor, the entrance leads to a utility/laundry area and opens onto a bright 33 m<sup>2</sup> living room featuring a wood-burning stove, built-in storage, and a separate WC. The spacious kitchen (approximately 16 m<sup>2</sup>) is perfect for family meals and gives access to a sunny rear terrace and small garden.

Upstairs, a landing connects two small rooms, which can be combined to create a full bedroom, as well as a bathroom with shower, bathtub, and WC. The attic level offers an additional bedroom with dressing area and private WC with washbasin.

Outside, enjoy a terrace and a workshop/shed, ideal for storage or DIY projects. The house features

## 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

With a total living area of approximately 106 m<sup>2</sup>, this property combines the charm of stone, well-designed spaces, and a convenient location just 4 km from Saint-Germain-du-Bel-Air and close to Gourdon. Despite its proximity to the road, the terrace and garden provide a pleasant outdoor space to relax or entertain.

This is an ideal home for anyone looking for a cosy, functional property with potential, ready to welcome its new owners or be adapted to suit your needs.

### Approximate Dimensions

- Entrance / utility room: 10 m<sup>2</sup>
- Living room with wood-burning stove, underfloor heating: 33.25 m<sup>2</sup>
- Modern equipped kitchen with underfloor heating: 15 m<sup>2</sup>
- WC

First floor:

Landing: 7.65 m<sup>2</sup>

- 2 small rooms (6.5 m<sup>2</sup> each), or a potential combined bedroom of 12.5 m<sup>2</sup>
- Bathroom with shower, bathtub, and WC: 5 m<sup>2</sup>

Second floor (attic):

Bedroom with dressing area and WC with washbasin: 22 m<sup>2</sup>

Outdoor workshop, terrace, and small garden

### Technical Features

- Electric underfloor heating on the ground floor
- Convector in other rooms
- Wood-burning stove
- Microstation wastewater system

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 427 EUR

Taxe habitation: EUR

## NOTES