

Charming, well-maintained stone house (2 bedrooms, cellar, garage) with a small garden. Enclosed plot of 225 m

EXCLUSIVE



INFORMATION

Town:	Laramière
Department:	Lot
Bed:	2
Bath:	1
Floor:	64 m ²
Plot Size:	225 m ²

IN BRIEF

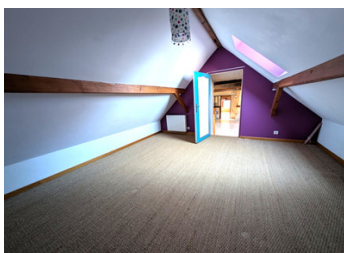
Charming stone hamlet house, in good condition and well-maintained, on a 225 sq m enclosed plot.

Access via a pleasant covered terrace leads to a beautiful, bright 36 sq m living room with a souillarde. Small kitchen.

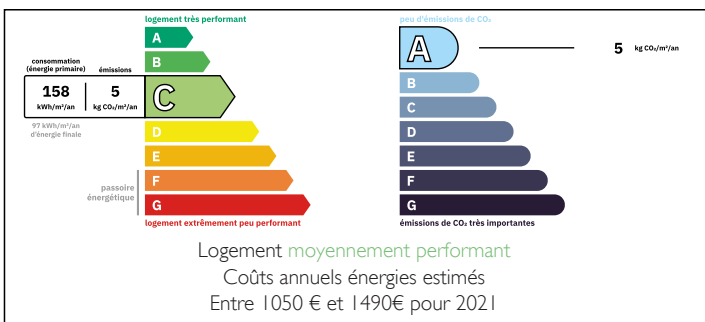
Just four steps lead to a first attic bedroom. A second, even more spacious bedroom, approximately 14 sq m (25 sq m of floor space), is located upstairs, along with a shower room with WC.

This property is very energy-efficient thanks to effective insulation, double-glazed aluminum windows, and three heating options: a wood-burning insert fireplace, a pellet stove, and reversible air conditioning.

Cellar (34 sq m), enclosed garage (23 sq m), and a glass-enclosed room under the terrace.



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

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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: **662 EUR**

NOTES