

**UNDER OFFER - Great Opportunity of a first home in France with a lovely tiny house**

**EXCLUSIVE**



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Saint-Chamarand   |
| Department: | Lot               |
| Bed:        | 1                 |
| Bath:       | 1                 |
| Floor:      | 40 m <sup>2</sup> |
| Plot Size:  | 87 m <sup>2</sup> |

## IN BRIEF

Each floor consists of a single room of 15 m<sup>2</sup>: on the ground floor, you have the kitchen; on the first floor, a bedroom with a shower room and WC; and on the top floor, the living room with a balcony overlooking the church of the village.

Everything has been recently renovated. The kitchen is high-end and highly functional, featuring a central island/ bar and plenty of storage space. The large windows on both sides of the house provide natural light throughout the day.

The shower room / WC have been completely refurbished, and numerous custom-built cupboards and storage solutions have been added, making this little house an adorable cocoon that is extremely comfortable, functional, and VERY bright!

On the other side of the path, you have a 60 m<sup>2</sup> garden. There is plenty of room for a large table,...



## ENERGY - DPE

DPE not required.

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

Each floor consists of a single room of approximately 15 m<sup>2</sup>: on the ground floor, you have the kitchen; on the first floor, a bedroom with a shower room and WC; and on the top floor, the living room with a balcony overlooking the church of the village.

Everything has been recently renovated. The kitchen is high-end and highly functional, featuring a central island/ bar and plenty of storage space. The large windows on both sides of the house provide natural light throughout the day.

The shower room / WC have been completely refurbished, and numerous custom-built cupboards and storage solutions have been added, making this little house an adorable cocoon that is extremely comfortable, practical, functional, and VERY bright!

On the other side of the pedestrian lane, you have a 60 m<sup>2</sup> garden. There is plenty of room for a large table, a BBQ, an above-ground pool, or even the creation of a small outbuilding.

Not very large, but charming, exceptionally well designed, requiring no work, and sold fully furnished at a truly affordable price. A wonderful opportunity as a holiday home, pied-à-terre, or first home in France!

Mains drainage, electric heating, and double glazing throughout: all installations are recent and of good quality.

Gourdon is just 12 minutes away and offers schools, a middle school, a high school, a hospital, all amenities, and a railway station with direct connections on the Paris–Toulouse line.

The A20 motorway is 15 minutes away. Toulouse airport can be reached in approximately 1 hour 30...

## LOCAL TAXES

**Taxe foncière: 284 EUR**

## NOTES