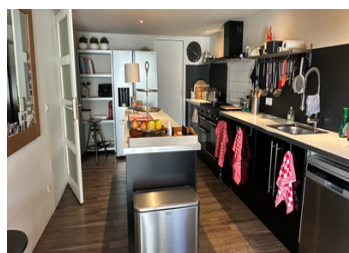


modern, renovated multi purpose use villa, with 3 seperate units, small garden with pool, close to Prayssac

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Pescadoires
Department:	Lot
Bed:	4
Bath:	3
Floor:	210 m2
Plot Size:	1000 m2

IN BRIEF

A versatile property with excellent potential for multi-generational living, a gîte or rental income. This modern extended home offers three separate living units, making it ideal for double occupation, an annexe for family or guests, or chambres d'hôtes. The spacious ground floor includes a bedroom, bathroom, semi-open kitchen and bright living area, while the first-floor apartment offers two bedrooms. A separate studio provides additional flexibility.

The approximately 1,000 m² garden features several seating areas, a large covered terrace, swimming pool and vegetable garden with well, together with a small stone outbuilding and covered parking for two cars. The property is also well secured with an alarm system and electric gates.

Ideally located on the edge of a village, close to the beautiful and lively towns of Puy-l'Évêque and Prayssac, and within easy reach of the Lot. Equally suited as a...

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 habitation: 1471 EUR

NOTES

DESCRIPTION

MAIN HOUSE (groundfloor):

Hallway (8,3 m²) with storage room (2,75 m²) and WC (1,4 m²)

Kitchen (15 m²) fully fitted, with island, granite worktops, American fridge/freezer etc

Pantry/utility area (5,6 m²)

Dining room (28 m²) with sliding doors over the full width of the property

Living room (28 m²) with sliding doors over the full width of the property, 14 kW Pellet burner

Bedroom (13 m²)

Dressing (4 m²)

Bathroom (6 m²) with wash basin, shower and bath

FIRST FLOOR APARTMENT:

Entrance hall (4,85 m²) with storage cupboard

Kitchen/living room/dining room (36,50 m²) fully fitted kitchen with granite worktops, kitchen island; fireplace with woodburner

Store room (1,5 m²)

Hallway with additional storage

Bedroom 1 (11 m²)

Bedroom 2 (9,5 m²) with built in wardrobes

WC (1,25 m²) with wash basin

Bathroom (2,75 m²) with wash basin, shower

Oak wood flooring throughout the whole apartment

STUDIO:

Kitchen/living room/bedroom (31 m²) fitted kitchen, sitting and dining area, double bed + double mezzanine bed (for children)

Bathroom with wash basin, shower and WC

EXTRA:

Covered terrace (30 m²) summer living area with dining and lounge area

Swimming pool (8 m x 3,5 m) chlorine pool with steps

Outside shower

Pergola with seating area

Stone barn (15 m²) for garden tools

Wood storage

Carport for 2 cars