

UNDER OFFER : Stone house with barn/double garage, and land bordered by a stream.



INFORMATION

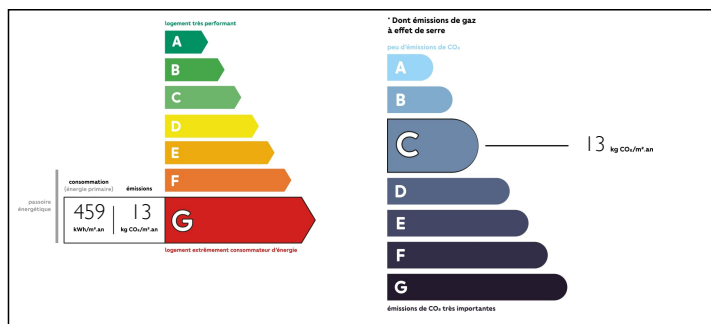
Town:	Frayssinet
Department:	Lot
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	3350 m2

IN BRIEF

If you're looking to buy a small piece of France in a quiet area of the Lot, this property might be for you. If you also want a stone house... this property is definitely for you.



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 downstairs has been converted into two large rooms (+ a bathroom). A large open space kitchen and dining room as well as a separate living room.

Upstairs has 3 bedrooms. The first two share a bathroom and the master bedroom has an ensuite bathroom.

Outside you'll find a double garage/carport/ barn (some potential to develop or turn into extra habitable space (there is a doorway that goes into the living room)). There is a further garage space with enough room to park 1 vehicle.

The property comes with 3350 m2 of land. The northern border of the land is marked by a stream that is a tributary of the Dordogne river.

LOCAL TAXES

Taxe foncière: 1300 EUR

- Septic tank
- Half of the roof replaced in 2018
- Fibre optic internet
- 2 wood burners
- Tax 1300 euros
- Electric radiators in bathrooms
- Plumbing already laid for central heating

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

NOTES