

North Lot, 3-bedroom stone house, barns, large plot of land between Martel and Collonges



INFORMATION

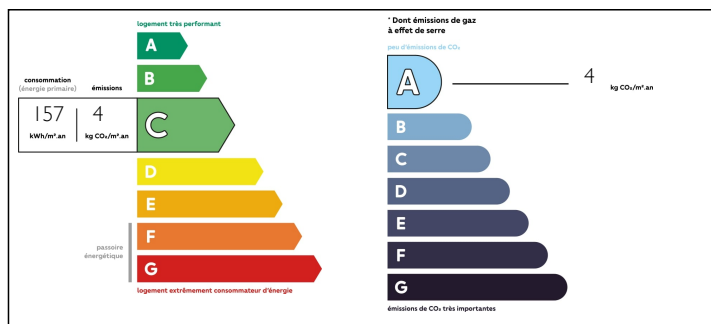
Town:	Cavagnac
Department:	Lot
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	5100 m2

IN BRIEF

Beautiful 3-bedroom stone farmhouse with adjoining barn, large building plot close to a village with services and shops. This beautiful stone house retains all the cachet of the barns of the Quercy and Causse areas. Well-renovated, it offers a huge living room with kitchen area (75 m2), a shower room with WC and a storeroom. Access via the courtyard (shared with neighbours) or direct access to the large rear garden, out of sight for perfect privacy. Upstairs, three spacious bedrooms with high ceilings. The house benefits from recent heat pump central heating, double glazing and excellent energy efficiency. The roof is checked annually and is in perfect condition. The adjoining barn offers great potential for extension if required. The entire plot is constructible, allowing you to build a swimming pool, for example. An ideal, well-situated house for year-round living! More details bellow :



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.



LOCAL TAXES

Taxe foncière: 450 EUR

NOTES

DESCRIPTION

IN DETAIL

Quercy-style stone barn / longère with lots of charm and potential. Very attractive location, close to the Quatre Route du Lot between Martel and Collonges. Quiet but not isolated, the house offers attractive outbuildings and a large plot of building land. Rear courtyard / parking shared with 2 neighbours.

SURFACES (approximate floor area)

Ground floor

- Living room including kitchen area: 77 m²; open-plan living room with central heating and wood-burning stove
- Storeroom: 8.40 m²
- Sdd-WC: 6.50 m²

First floor

- Bedroom 1: 19 m²
- Bedroom 2: 14 m²
- landing: 17 m²
- Bedroom 3: 15 m²
- bathroom-WC: 7 m²

OUTBUILDINGS :

- Barn with boiler room: 55 m² on floor, same as upstairs
- Barn 2: 55 m²
- Barn / henhouse: 15 m²

TECHNICAL

- optical fiber for internet
- Double-glazed windows
- Central heating with radiators on both floors, by heat pump
- Septic tank
- Building land of approx. 5100 m²

Work to be considered: refresh bedrooms, create