

Beautiful stone village house, 2 dwellings, currently being renovated. Ideal for rental or second home.

EXCLUSIVE



INFORMATION

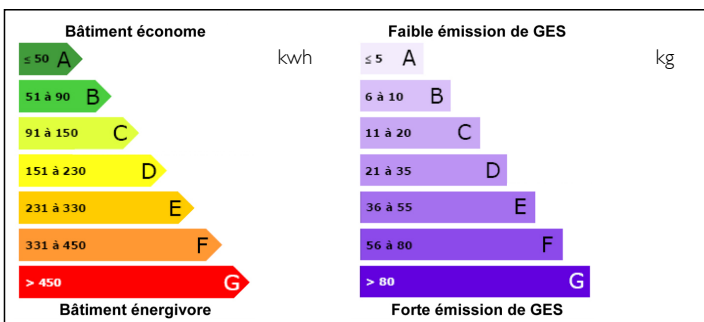
Town:	Limogne-en-Quercy
Department:	Lot
Bed:	4
Bath:	2
Floor:	155 m ²
Plot Size:	60 m ²

IN BRIEF

Traditional 155 m² house with 60 m² courtyard for easy maintenance near Limogne. IDEAL INVESTOR FOR RENTING and/or 2nd home. Major renovation work, included in the selling price, is currently underway and will be completed in June 2024. The house comprises 2 dwellings that can be combined into one. The 1st dwelling (97.5 m²) comprises : - on the ground floor: a living/dining room (28 m²), a kitchen (16.5 m²), a shower room and a toilet, - first floor: 2 bedrooms (14 and 15 m²), a 6.6 m² room and a toilet. The 2nd house (58 m²) comprises : - ground floor: living room with open-plan kitchen (30.5 m²), - upstairs: 2 bedrooms (both 11 m²) and a shower room with WC. Garage or cellar/workshop (20 m²). Work already carried out : - PVC double-glazed windows and ALU shutters, - individual drainage. Work in progress: - Electricity, - plumbing, - Attic and wall insulation, - VMC. Quiet location close to all amenities. 8 mn from Limogne-en-Quercy and 10...



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: 924 EUR

NOTES