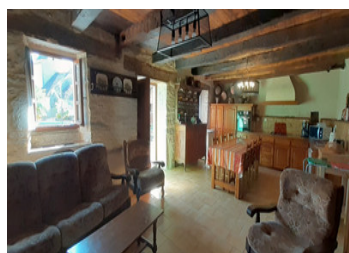


Group of 2 houses with swimming pool and building plot on the Pilgrim's Way to Santiago de Compostela



INFORMATION

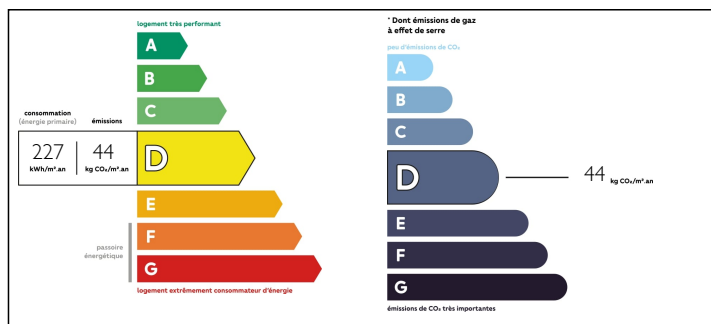
Town:	Limogne-en-Quercy
Department:	Lot
Bed:	7
Bath:	2
Floor:	250 m2
Plot Size:	2530 m2



IN BRIEF

Near Limogne, on the route to Santiago de Compostela, beautiful property comprising 2 traditional houses on enclosed grounds of 930 m² with swimming pool and cazelle + attractive building plot of 1570 m². * The main house of approx. 120 m² comprises, on the ground floor, a large living room with open-plan kitchen of 44 m², a bedroom of 9 m² and a shower room with WC. First floor: attic corridor leading to 3 bedrooms (18 | 11 | 9) and a bathroom with WC. Cellar (access from inside). * The 2nd dwelling, approx. 85 m², comprises, on the first floor, a 36 m² living room with open-plan kitchen and, on either side, 3 bedrooms of 11, 11 and 9 m² (possibility of 1 of 20 m²), a shower room and a separate toilet. Ground floor: 18 m² games room and 2 cellars/workshops of 20 and 35 m². Work approx. 15 years old. Insulated. Double glazed...

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

In the main house, wood heating via an open fireplace and a closed fireplace heating the 3 upstairs bedrooms, plus electric heating.
Gas heating in the other house.
Garden shed and petanque area on the building plot.

These 2 houses are successfully used as gîtes, benefiting from an excellent location on the Chemin de Compostelle, but could also be adapted for 2 families or couples as a main residence or home + 1 gîte.
Sold furnished.

Close to the village centre, very quiet, not overlooked. Shops just a few minutes away.

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

LOCAL TAXES

Taxe foncière: 932 EUR

NOTES