

Charming renovated house in the Lot valley at only 20 mn from Cahors



INFORMATION

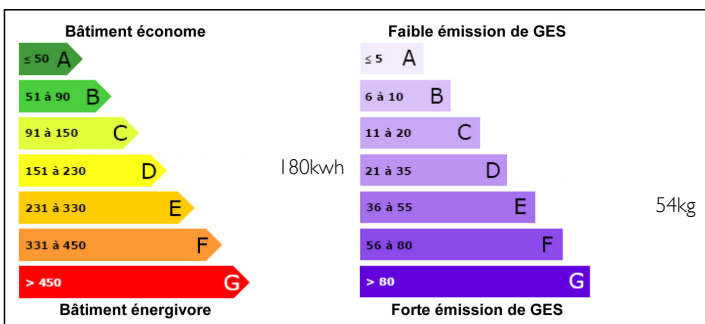
Town:	Saint G�ry-Vers
Department:	Lot
Bed:	4
Bath:	1
Floor:	160 m2
Plot Size:	1650 m2



IN BRIEF

Restored former convent of approx. 160 m² with 1650 m² of gardens, in St-G ry, 20 mn east of Cahors. Charming, atypical, bright village house on one level, not overlooked, comprising 7 main rooms (possibility of up to 5 bedrooms), 2 of which have fireplaces, a fitted kitchen and a bathroom with shower, spa bath and WC. Aluminium double glazing. Attic insulation 2022. Electricity redone in 2021. Recent oil-fired condensing boiler (lower consumption). Mains drainage. Three rooms, including the 32 m² lounge, open onto a lovely 85 m² terrace offering superb views over a very pleasant 3-level 710 m² parish garden and the cliffs of the Lot valley. Pretty 940 m² plot with well, ideal for vegetable garden and planted with fruit trees: fig, cherry, walnut, quince and cloudberry. Character property, very pleasant to live in, in a village with main local shops and services.

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

Cellars.

Garage (1 car) and parking spaces.

Immediately habitable, no works required. Only the room (19 m²) and WC in the dovecote need to be refreshed if used.

Under the terrace is a nice room that could be converted for a professional activity or workshop, for example.

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

LOCAL TAXES

Taxe foncière: 1198 EUR

NOTES