

Development opportunity. Two attached Quercy cottages ripe for development into a family home

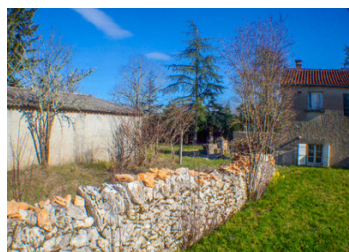


INFORMATION

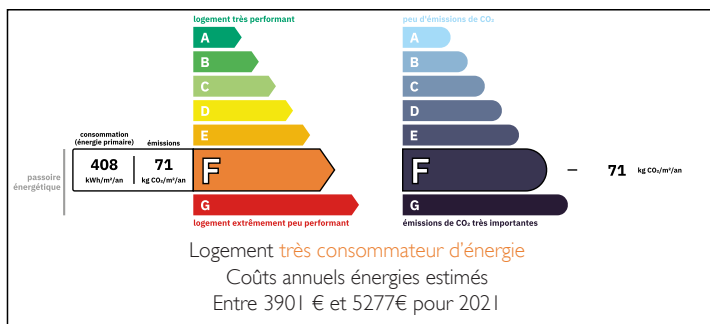
Town:	Bach
Department:	Lot
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	6011 m2

IN BRIEF

Two small traditional houses which need to be restored and developed into one large family home. House number 1 one consists of two living rooms and a cellar and house number two has two living rooms, two bedrooms a shower room and toilet. There is one large outbuilding currently used for material storage. A further small outbuilding is attached to house number 1. There is a good sized garden with plenty of room for a swimming pool.



ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

The house is located on the outskirts of the village of Bach. The plot is accessed through a pair of metal gates. The property is a single building subdivided into two small semi-detached houses.

House number 1 is accessed via a traditional Quercy staircase. There is a day room (27m²) with a fireplace. An opening leads to a second room (18.2 m²). There are wooden floors throughout. There is loft space and a cellar below the rooms which is accessed externally from ground level. The whole house needs complete refurbishment.

By contrast House number 2 is accessed at ground level.

Inside there is a day room (21.7 m²) and a kitchen (20m²). This has no fittings except a sink and a fireplace. There are tiled floors.

A staircase between these rooms leads to the first floor where there are two bedrooms (approximately 20m² each).

The first floor level of house number 2 is at approximately the same level as the living space in house number 1.

The two houses could, with careful design and development, be combined into a substantial family home.

There is a large separate outbuilding (74 m²) currently used for material storage. This would make a great workshop or other leisure space.

At one end of the building there is a small attached outbuilding (approximately 4m²). This is in a poor condition but could be useful.

The external space is a level plot which would make a pleasant garden.

The property is...