



Ref: A31720NK46 Price: 250 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (294 393 EUR without fees)

Charming, fully renovated village house with spacious accommodation and landscaped garden, close to Montcuq



INFORMATION

Town: Barguelonne-en-Quercy

Department: Lot

Bed: 3

Bath: 2

Floor: 136 m2 Plot Size: 900 m2







IN BRIEF

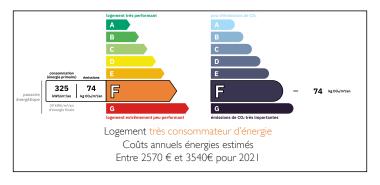
Excellent lay-out, mostly ground floor living, for this charming, renovated, 3 bedroom, 2 bathroom, stone village house with extra garden room, spacious terrace and fully enclosed, beautifully presented landscaped garden. On the street level is a good-sized garage with the boiler room, a small vaulted wine cellar, and a generous workshop.







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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





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LOCAL TAXES

Taxe foncière: 890 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR: large terrace over the full length of the property

Entrance hallway (8 m²) with built-in storage

WC (2,15 m²) with wash basin

Living room/dining room/salon (46 m²) with fireplace

Open plan, fully fitted kitchen (16,45 m²)

Bedroom I (12,65 m²)

Bathroom $(3,3 \text{ m}^2)$ with wash basin, shower and WC

Bedroom 2 (12 m²)

Bathroom (5,11 m^2) with wash basin, shower and WC

PIGEONNIER (5,65 m²)

Bedroom 3 (26,5 m²) with wood burner,

SOUS-SOL:

Vaulted cellar (5,4 m²)

Cellar (23 m²)

STREET LEVEL:

Garage (21,3 m²)

Wine cellar (7 m²)

2nd garage/boiler room (35,7 $\,\mathrm{m}^2$) with central

heating boiler

Workshop (52 m²) with exterior doors

EXTRA:

Fully enclosed, beautifully landscaped and private garden with mature trees, shrubs, flowers and grass.

Total plot size: 900 m².

The property benefits from double glazing, oil fired central heating, and a septic tank that is fully conforming to the current regulations.

Montcua: 6,5 km

Castelnau Montratier: 16 km

Cahors: 20 km

Bergerac airport : 95 km Toulouse airport : 100 km

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

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