

'New build' that needs finishing. Beautiful, quiet spot with incredible views

EXCLUSIVE



## INFORMATION

Town:	Saint-Cirq-Souillaguet
Department:	Lot
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	3000 m2

## IN BRIEF

House in EXCELLENT location that needs finishing.



## ENERGY - DPE

DPE not required.

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

This property is full of potential. The location is ideal. Within walking distance of a pretty little village. At the top of a small hill overlooking the valley below. The garden is an ideal size.

Originally built around 2012 but was never finished. The house could be adapted to your own plans or you can use the plans already made by an architect.

Amenities are only 6 minutes by car.

The current plans are for a 2 bedroom house. Kitchen 10m<sup>2</sup>, living space 32m<sup>2</sup>, bedroom 1 16.3m<sup>2</sup>, bedroom 2 14.8m<sup>2</sup>.

The house has electricity and mains water.

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

## LOCAL TAXES

**Taxe foncière: 146 EUR**

**Taxe habitation: EUR**

## NOTES