

Ref: A37521NB46

Price: 395 000 EUR

agency fees to be paid by the seller

Beautiful 3 bedrooms Quercy house, heated pool, quiet and nature near Gramat







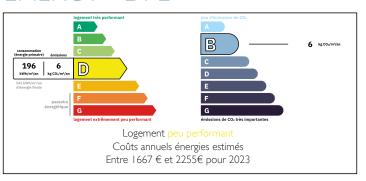








ENERGY - DPE



INFORMATION

Town: Thégra

Department: Lot

Bed: 3

Bath: 2

Floor: 105 m2

Plot Size: 2197 m2

IN BRIEF

This beautiful 3-bedroom Quercy house combines old-world charm with contemporary style. Situated at the end of a quiet hamlet, in the middle of beautiful countryside, the house is set in magnificent grounds planted with trees and flowers, and boasts a lovely swimming pool. Numerous terraces let you enjoy different areas throughout the day.

On the ground floor, the 40 m2 living area, with its open kitchen and pellet stove, is very comfortable; in mid-season, you can enjoy the large workshop-style veranda opening onto a 20 m2 terrace; on the same level, the house benefits from a lovely master bedroom with en-suite shower room; upstairs, you'll find two bedrooms and a shower room-WC.

This is a very attractive, comfortable house to live in, with fine appointments and a truly magnificent garden around the swimming pool. Ideally located near Alvignac, remarkable sites...

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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.





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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE DETAILS:

Stone house built over cellar comprising living room with kitchen, bedroom and shower room, library, summer living room in veranda; upstairs 2 bedrooms and a shower room; heated swimming pool, small outbuildings, various terraces and magnificent garden

SURFACES (APPROXIMATE)

- Living room with cupboards, inglenook fireplace with pellet stove: 33 m2
- Modern, fully-equipped kitchen area with attractive layout: 6 m2
- Bedroom: 11 m2
- Shower room: 3.70 m2
- Souillarde / library
- Veranda / workshop: 15 m2

Upstairs:

Very high ceilings in these bedrooms:

- Bedroom 2: 15.50 m2 - Bedroom 3: 18 m3
- Shower room-WC: 4 m2

DEPENDENCIES

- Cellar: 30 m2
- Garden shed: 15 m2
- Various sheds

TECHNICAL DATA

- Double-glazed windows
- Pellet stove
- Reversible air-conditioning upstairs
- Desjoyaux 4x8 heated swimming pool
- Mains drainage
- Fiber optics
- Rainwater collection tank
- Plus: secure container for storing motorcycles or valuables

LOCATION

- North of the Lot; 30 minutes from the A20