

Charming traditional house with dovecote, grounds with swimming pool and dominant view !

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Saint G�ry-Vers
Department:	Lot
Bed:	3
Bath:	2
Floor:	140 m <sup>2</sup>
Plot Size:	860 m <sup>2</sup>

## IN BRIEF

Beautiful traditional house of approx. 140 m<sup>2</sup>, with charming dovecote, situated in a peaceful area, just 15 mn from Vers and Labastide-Murat, and 25 mn from Cahors and Gourdon.

On the same level: pleasant lounge/dining room (37 m<sup>2</sup>), kitchen (9 m<sup>2</sup>), pretty spacious bedroom with en suite shower room (26 m<sup>2</sup>), separate toilet.

2nd floor: 2 bedrooms (16 and 20 m<sup>2</sup>), shower room with WC. Multi-purpose room that could be used as a study, bedroom or storage area (14 m<sup>2</sup>) and, in the dovecote, a 5.5 m<sup>2</sup> room, both accessible from the bedroom on the lower level.

Garage or workshop (34 m<sup>2</sup>) and cellar (55 m<sup>2</sup>).

Fibre connection.

Septic tank up to standard.

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

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



## LOCAL TAXES

**Taxe foncière: 980 EUR**

## NOTES