

A house to renovate on the edge of a quiet village near Gourdon



INFORMATION

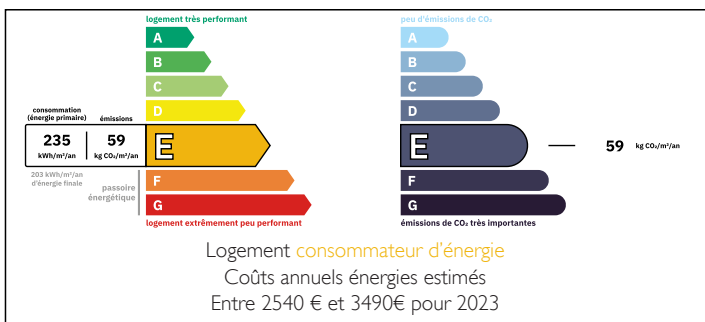
Town:	Saint-Chamarand
Department:	Lot
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	910 m2

IN BRIEF

House on the edge of a small village 15 minutes from Gourdon with lots of potential.



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.



DESCRIPTION

This property consists of a 2 bedroom, 1 bathroom house all on one level. The living space 31m² and kitchen/dining room 25m² are more than spacious enough for a family. The bedrooms are also spacious (18 & 15m²). all windows except the front door are double-glazed.

Underneath the house there are two spacious cellars of 28 & 20m² with plenty of vertical volume (+2m). There is also an old piggery outside, perfect for extra storage.

The roof needs a little bit of work, but not an entire replacement.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES