

Spacious 1970s property with 4 bedrooms, garage, and a calm garden surrounded by trees.



INFORMATION

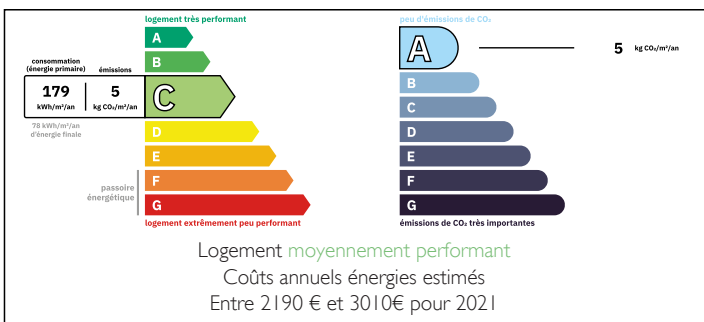
Town:	Albas
Department:	Lot
Bed:	4
Bath:	1
Floor:	160 m ²
Plot Size:	3477 m ²

IN BRIEF

Set in a peaceful village, this 1970s country home offers generous living spaces and exceptional natural light. The property includes 4 bedrooms—one ideal for conversion into a primary suite—a bright veranda, a garage suitable for creating guest accommodation, and a large, fully enclosed garden with mature trees. Just a short walk from the river and enjoying open views of the surrounding hills, it offers an authentic and highly sought-after rural lifestyle. Double glazing and a heat pump provide enhanced comfort and improved energy efficiency, making it an attractive opportunity for both holiday and full-time living.



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

Layout of the Property :

Ground Floor :

Entrance hall leading to a large corridor (13.33 m²) with under-stair storage (2.47 m²), connecting the living areas and the first floor

Fully equipped kitchen (13.21 m²) with access to the laundry room and the veranda

Laundry room (7.06 m²) with concrete sink and washing machine connection

Living room (26.28 m²) with access to the veranda

Dining room (18.78 m²) adjoining the living room

Stone-floored veranda (38.40 m²), offering a bright additional living space

First floor :

Bedroom 1 (12.73 m²) with dressing area (9.33 m²) and balcony access

Bedroom 2 (11.57 m²) with built-in wardrobe and balcony access

Bedroom 3 (9.02 m²) with built-in wardrobe and balcony access

Bedroom 4 (9.15 m²) with built-in wardrobe

Second kitchen (9.70 m²) with cupboard and sink

Toilet (2.24 m²)

Bathroom (5.95 m²) with built-in storage

Landing corridor (10.24 m²) serving all rooms

Exterior :

Mature, tree-filled plot of 3,477 m²

Large 42 m² garage, offering excellent potential for conversion into a guest house or gîte

Prayssac : 7km

Cahors : 26 km

Fumel : 28 km

Bergerac airport : 91 km

Toulouse airport : 130 km

LOCAL TAXES

Taxe foncière: 1136 EUR

Taxe habitation: EUR

NOTES