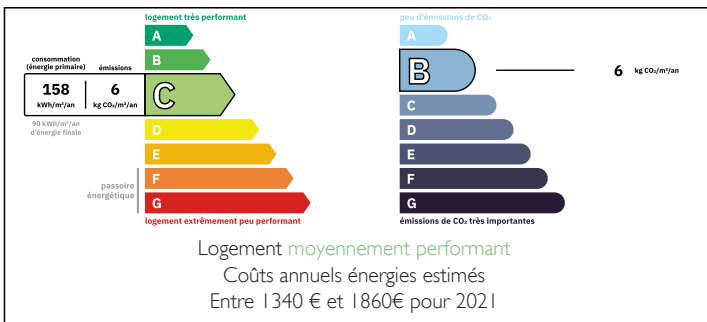


Charming Stone House with Terrace and Workshop – 4 km from Saint-Germain-du-Bel-Air



ENERGY - DPE



INFORMATION

Town:	Saint-Chamarand
Department:	Lot
Bed:	2
Bath:	1
Floor:	100 m ²
Plot Size:	238 m ²

IN BRIEF

Set on a 238 m² plot with rear parking, this charming stone cottage offers a practical and comfortable layout over three levels.

On the ground floor, the entrance leads to a utility/laundry area and opens onto a bright 33 m² living room featuring a wood-burning stove, built-in storage, and a separate WC. The spacious kitchen (approximately 16 m²) is perfect for family meals and gives access to a sunny rear terrace and small garden.

Upstairs, a landing connects two small rooms, which can be combined to create a full bedroom, as well as a bathroom with shower, bathtub, and WC. The attic level offers an additional bedroom with dressing area and private WC with washbasin.

Outside, enjoy a terrace and a workshop/shed, ideal for storage or DIY projects. The house features

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.



LOCAL TAXES

Taxe foncière: 427 EUR

NOTES

DESCRIPTION

With a total living area of approximately 106 m², this property combines the charm of stone, well-designed spaces, and a convenient location just 4 km from Saint-Germain-du-Bel-Air and close to Gourdon. Despite its proximity to the road, the terrace and garden provide a pleasant outdoor space to relax or entertain.

This is an ideal home for anyone looking for a cosy, functional property with potential, ready to welcome its new owners or be adapted to suit your needs.

Approximate Dimensions

- Entrance / utility room: 10 m²
- Living room with wood-burning stove, underfloor heating: 33.25 m²
- Modern equipped kitchen with underfloor heating: 15 m²
- WC

First floor:

Landing: 7.65 m²

- 2 small rooms (6.5 m² each), or a potential combined bedroom of 12.5 m²
- Bathroom with shower, bathtub, and WC: 5 m²

Second floor (attic):

Bedroom with dressing area and WC with washbasin: 22 m²

Outdoor workshop, terrace, and small garden

Technical Features

- Electric underfloor heating on the ground floor
- Convectors in other rooms
- Wood-burning stove
- Microstation wastewater system

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