

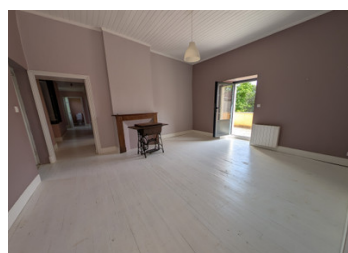
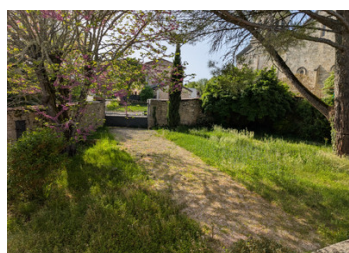
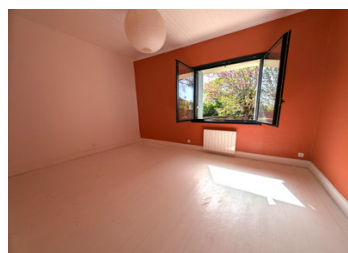
Beautiful, spacious house of 232 m (5 bedrooms) with a lovely enclosed garden near Lalbenque and Cahors

EXCLUSIVE



## INFORMATION

Town:	Lalbenque
Department:	Lot
Bed:	5
Bath:	2
Floor:	232 m <sup>2</sup>
Plot Size:	2663 m <sup>2</sup>



## IN BRIEF

Large family home of 232 m<sup>2</sup> on a lovely enclosed plot of 2663 m<sup>2</sup>, ideal as a holiday home.

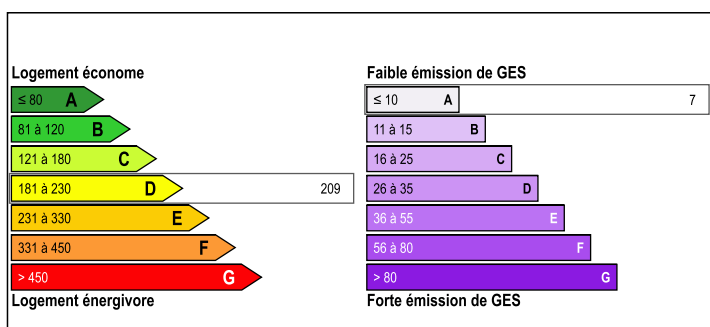
Located in a peaceful setting in the heart of a village, this spacious house offers ample living space, perfect for hosting family and friends.

You will be charmed by its large living room (41 m<sup>2</sup>), ideal for entertaining, and its bright kitchen opening onto the gardens on either side of the house.

It features a large master suite with a shower room (75 m<sup>2</sup>), four further bedrooms (13.7, 17, 17.6, and 18.5 m<sup>2</sup>), and a shower room. One of these bedrooms, which could also be used as a sitting room, benefits from a pleasant 17 m<sup>2</sup> terrace.

In addition, a cellar, accessible from both the entrance and the outside, provides extra storage space (51 m<sup>2</sup>).

## 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

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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 habitation: EUR

## NOTES