

Charming stone house and 2nd small house, both renovated, on almost 1500 m<sup>2</sup> of land

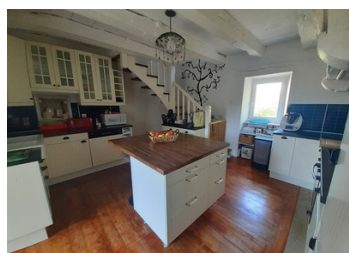


## INFORMATION

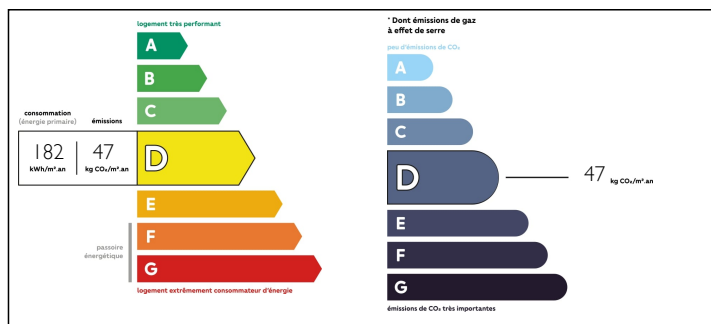
|             |                     |
|-------------|---------------------|
| Town:       | Limogne-en-Quercy   |
| Department: | Lot                 |
| Bed:        | 3                   |
| Bath:       | 3                   |
| Floor:      | 130 m <sup>2</sup>  |
| Plot Size:  | 1432 m <sup>2</sup> |

## IN BRIEF

Beautiful renovated 130 m<sup>2</sup> stone house and charming 42 m<sup>2</sup> house on 1430 m<sup>2</sup> of land with bread oven, in a hamlet, in a peaceful setting yet close to amenities. The main house comprises a pleasant 31 m<sup>2</sup> lounge/dining room with souillarde and a pretty 16 m<sup>2</sup> kitchen. First floor: large bedroom with dressing area and study. Garden level: 2nd bedroom of 14 m<sup>2</sup> with independent access and, at the rear of the house, access to the garden and its rural views. Shower room with WC, utility/storage room and cellar. Shutter with tilting bio-climatic blinds. Opposite is a small house, ideal for seasonal rental or as a guest house. It comprises, on the ground floor, a lovely living room with open-plan kitchen of almost 25 m<sup>2</sup> and, on the first floor, a bedroom and shower room with toilet. This property has its own garden. High-performance insulation. Double-glazed windows. Pellet, gas and electric heating...



## 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>

## NOTES