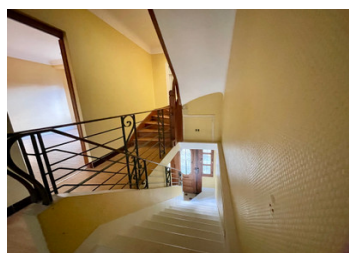
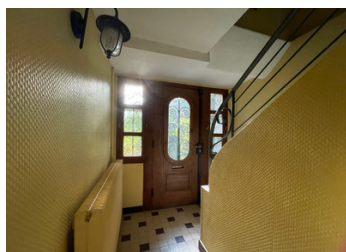


Charming, Comfortable and Convenient in the town of Agen



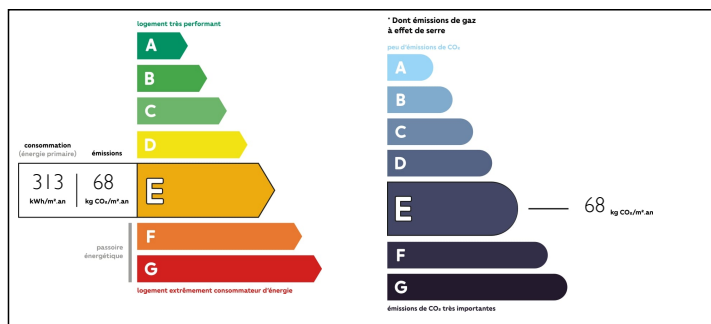
## INFORMATION

Town:	Agen
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	134 m2
Plot Size:	371 m2

## IN BRIEF

This lovely 2 story town house of 134m2 with a garage and gardens to the front and back of the house. Easy to live as close to shops, schools and bus stop. Not far from the train station, motorway and about one and a half hours away from the Bergerac airport.

## 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

A bright house that offers :

Ground floor : entrance, toilet, boiler room with a washbasin, small pantry, little office, garage and buanderie with a chimney ( could be used as a winter barbecue) with a door giving access to the garden in the back.

1st floor : hallway, living room with chimney, kitchen with a terrace overlooking the garden in the back and a bathroom with toilet.

2nd floor : hallway, 3 bedrooms ( 2 with placards).

Can be used as a family. Home, holiday home or invested for rental purposes. Worth a visit so don't hesitate to call for more information.

## NOTES

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