

"Under offer" Old stone barn to renovate with an absolutely fabulous view.



INFORMATION

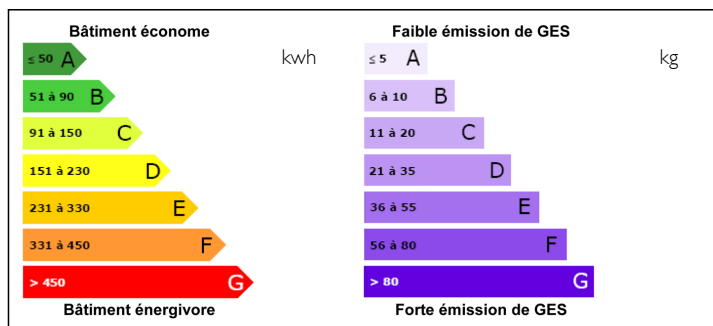
Town:	Lacépède
Department:	Lot-et-Garonne
Bed:	0
Bath:	0
Floor:	220 m2
Plot Size:	4725 m2

IN BRIEF

Here is an excellent chance to renovate an old stone barn and make a unique home.



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

Approached down a small lane, this barn is situated high on a hill with fabulous views front and back, over open countryside of sunflowers and orchards and a hilltop bastide town.

There is 220m² of potential living area, one part with double height, plenty of windows and openings, exposed beams and stonework. There is already water and electricity connected.

Nearby there are various bastide towns with shops, restaurants and bars. Good shopping along the Lot valley just 15 kms away.

Nearest airports are BERGERAC 60kms, TOULOUSE and BORDEAUX at 90kms;

Nearby there is AGEN 28kms, the capital of the region with all facilities and TGV railway station.

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

NOTES