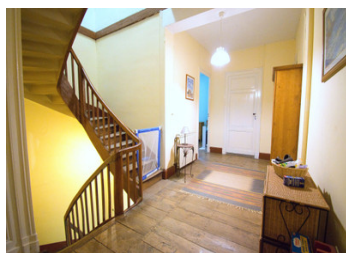
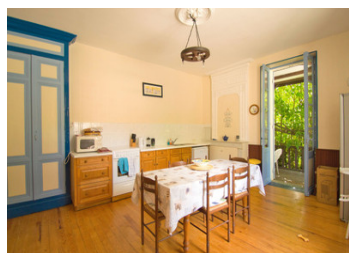


**\*Under Offer\*** Maison de Maître with swimming pool, within walking distance of the centre of the village.



## INFORMATION

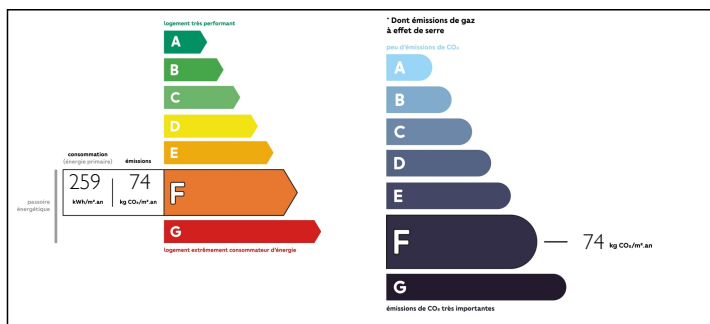
Town:	Seyches
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	240 m2
Plot Size:	620 m2



## IN BRIEF

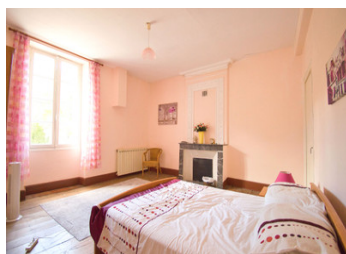
This is a gorgeous Maison de Maître, within walking distance of the centre of the village, a lively village with two restaurants, a shop, a weekly market, a chemist, a doctor and a bank etc. The volumes are exceptional. If you are looking for a family home it's perfect but if you are looking for a lock up and go it also really works well. This is the very much loved holiday home for a family for the past 22 years.

## 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

On the ground floor you have a lounge, diningroom and kitchen. Off the kitchen is a gorgeous balcony, just perfect for eating outdoors. There is a storeroom which could happily be converted into another room, possibly a study or a fourth bedroom.

Typical Maison de Maître style with doors at either end of the large central passage area - the rooms are enormous. Doors leading into the garden with a lovely pool, new pool liner and pretty garden.

Upstairs to three large bedrooms, One has an ensuite bathroom and the other two bedroom share a shower room. The views from the bedrooms are gorgeous.

There are two small storage areas on this floor, both behind doors. These could be opened up if required to provide that typical Maison de Maître effect on the first floor too.

There is a large attic, just waiting to be renovated.

There is also a cellar, with cemented floor.

Off road parking is available in the garden.

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

## LOCAL TAXES

Taxe foncière: 910 EUR

## NOTES