

Beautiful villa set in a quiet location on its own plot

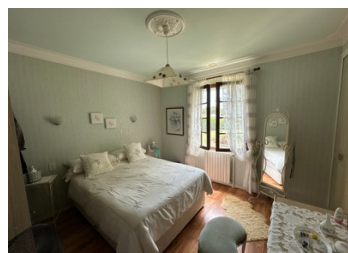


INFORMATION

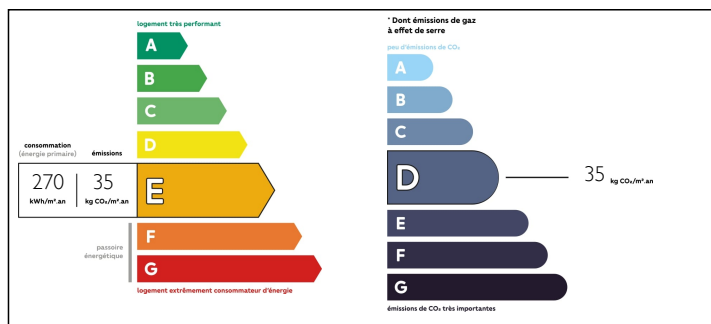
Town:	Cuzorn
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	116 m2
Plot Size:	1962 m2

IN BRIEF

A four double bedroom house of modern construction set in its own grounds in a quiet location and within easy access of large shops and local amenities. The gardens around the house are laid to lawn with mature trees and flowerbeds. A lower garden includes a vegetable plot and orchard with views to the fields beyond.



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

From the garden, the entrance hall leads to the L-shaped living room and dining room (33,0 sqm) and the kitchen (11,7 sqm).

Three double bedrooms (9,0 sqm, 10,7sqm, 11,6sqm) are accessed directly from the entrance hall on the ground floor, along with the bathroom with twin sinks, bidet, shower and bath (8,8sqm) and toilet.

A staircase from the entrance hall leads up to

the principal bedroom(11,9sqm) is on the first floor with an adjacent dressing room (4sqm).

A staircase from the entrance hall leads down to

the lower ground floor which is also accessible directly from the lower garden and drive. This comprises a large workshop, boiler room, storage area, utility kitchen and garage (90sqm)

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

LOCAL TAXES

Taxe foncière: 1157 EUR

NOTES