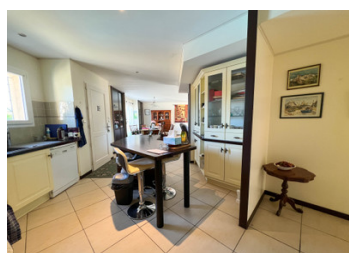


Delightful contemporary 3-bedroom villa with large garden situated in a small village with a restaurant.



## INFORMATION

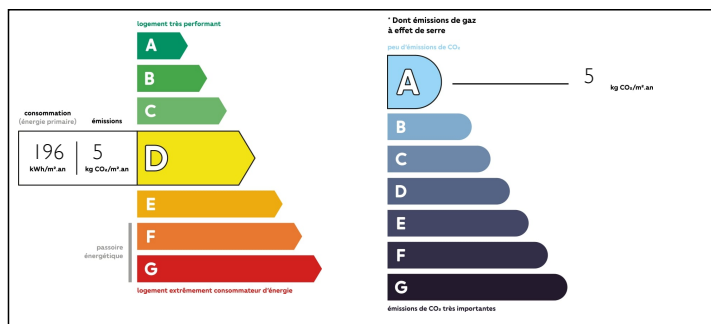
Town:	Allemans-du-Dropt
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	2387 m2



## IN BRIEF

Charming bungalow with a spacious and sunny aspect, an open plan sitting room, dining room and fully fitted kitchen with large patio doors opening onto the terrace and the garden, 3 bedrooms (2 with en-suites), a dressing room, small office area and utility room. Ideally situated in a small village within easy reach of Duras (6 km), Eymet (14km) and Miramont de Guyenne (11km) and only 35 mins from 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

Approached via a quiet country road this perfectly presented 3 bedroom house offers spacious and comfortable accommodation all on one level. Benefitting from double glazing throughout and a central heating and air conditioning system by heat pump

The Rooms:

Living Room (34.87m<sup>2</sup>) Spacious and light with patio doors opening onto the patio and large garden

Kitchen (18 m<sup>2</sup>) fitted kitchen open plan onto the living room

Inner lobby (4 m<sup>2</sup>) to bedrooms and WC

WC (1.68 m<sup>2</sup>) with hand basin

Bedroom 1 (10.08 m<sup>2</sup>) with fitted wardrobe and ensuite

Ensuite Bathroom ( 4.18 m<sup>2</sup>) with bath, handbasin, WC

Bedroom 2 ( 10.21 m<sup>2</sup>) with French doors to the garden, ensuite, dressing room and office

Ensuite shower room (7.07 m<sup>2</sup>) with shower, double handbasin and WC

Office area (6.54 m<sup>2</sup>)

Bedroom 3 (11.87 m<sup>2</sup>)

Utility room (3.91 m<sup>2</sup>)

Outside

Newly gravelled drive to the front of the house and a garage.

At the rear of the house is a patio/ terrace area overlooking the large garden where there is plenty of room for a swimming pool and a vegetable garden. There are also two garden sheds.

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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