

Excellent single storey bungalow located in a village near Castillonnes on a plot of 1500 m .

EXCLUSIVE

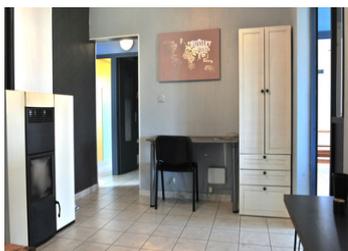


## INFORMATION

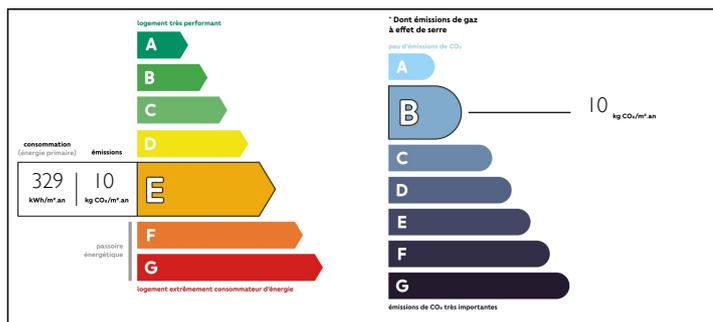
Town:	Montauriol
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1500 m2

## IN BRIEF

Come and visit this very well maintained bungalow (approx. 120m<sup>2</sup>) on one level with attic space for conversion. The large entrance hall leads to the lounge/dining room (32m<sup>2</sup>) and fitted kitchen on one side and to the 3 bedrooms and bathroom on the other. Access to the veranda from the dining room. Numerous storage cupboards. This property has a fully fenced plot of 1500 m<sup>2</sup>. Quiet village with weekly market, restaurants, pottery workshop, artisanal cannery, bakery, la Bastide de Castillonnes offers most everyday services: including primary school, middle school, supermarket, gas station, pharmacy, medical center, restaurants, etc. Technical services: --Double glazing. --Electric shutters --Roof in good condition. --Mains drainage --Pellet stove with diffusion over 3 main rooms. --fiber optic internet.

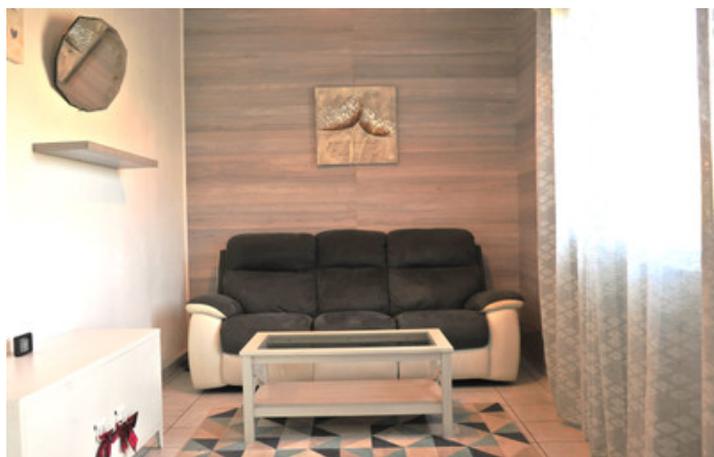


## ENERGY - DPE



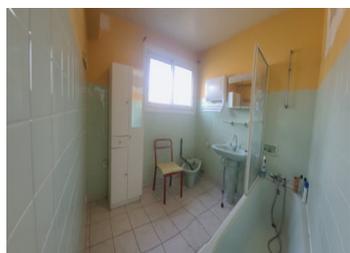
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Veranda: 16m<sup>2</sup>  
Living room/dining room: 32 m<sup>2</sup>  
Corridor / Entrance: 12m<sup>2</sup>  
Kitchen: 14 m<sup>2</sup>  
Bedroom 1: 11 m<sup>2</sup>  
Bedroom 2: 15 m<sup>2</sup>  
Bedroom 3: 12 m<sup>2</sup>  
Bathroom: 6.5 m<sup>2</sup>  
Garage / workshop: 42 m<sup>2</sup>  
WC: 1,4M<sup>2</sup>



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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