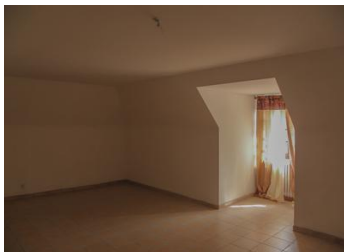


Villeneuve-sur-Lot Suburban Lane



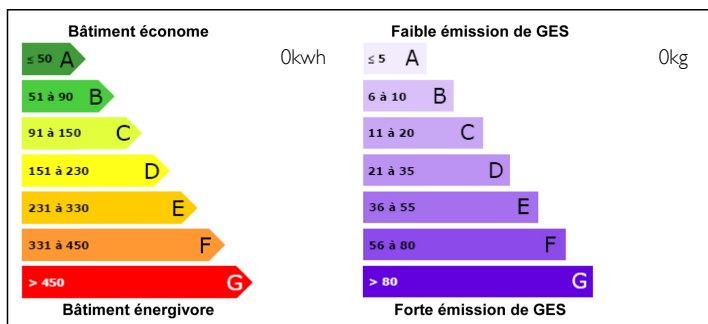
INFORMATION

Town:	
Department:	Lot et Garonne
Bed:	4
Bath:	3
Floor:	268 m2
Plot Size:	7024 m2

IN BRIEF

Contemporary and spacious semi-urban property on a quiet one-way lane of Villeneuve-sur-Lot. Built entirely over a useful basement with multi-car garage, this circa 1985 home features four bedrooms and ten rooms total. It is a stone-clad frame house with gable windows on the upper floor and a flat-tile sloping roof. The roof is in excellent condition.

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

The windows are wooden and overglazed. The ground floor above the basement and the upper floor are lock & block cement so very sturdy and quiet. Both the lounge and the dining room have French doors opening onto the front terrace. The house has 268 square meters in total area, on a garden made up of 7000 square meters of flat lawn with many trees, both broadleaf and evergreen, and featuring an integrated sprinkler system and a 60 square meter garage and workshop. The home is heated by an oil-burning furnace as well as by a woodstove that also functions as a water-heater. The house is located on quiet lane in Lot-et-Garonne's thirdmost city of Villeneuve-sur-Lot with its historic town gates, its solid infrastructure, shops, and services. Agen 30 min, Bordeaux 2h, Toulouse 1h20, Bergerac 40 min.

LOCAL TAXES

Taxe foncière: 3000 EUR

NOTES