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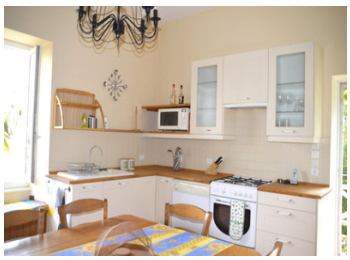
Ref: A06380 Price: 120 000 EUR

agency fees to be paid by the seller

Charming stone house on three levels and its large garden. In a lovely village.















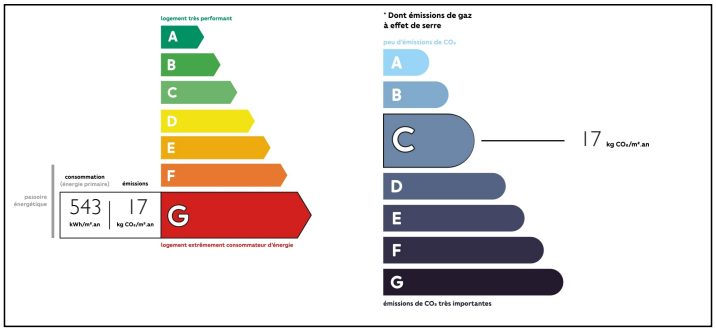
INFORMATION

Town:	Saint-Pastour
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	96 m2
Plot Size:	2999 m2

IN BRIEF

Charming stone house on three levels in a lovely village. It offers a bright living room with an outstanding view, three bedrooms, a bathroom, a covered terrace, a garage all on a plot of approximately 2999 m².

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.

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

A house with cellar and terrace comprising :

in the basement: a fitted kitchen,

on the ground floor: an entrance hall, a bedroom, a shower room and WC, a living room with fireplace,

on the first floor: a hall, two bedrooms, a bathroom, WC and an attic,

Land around.

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

LOCAL TAXES

Taxe foncière: **478 EUR**

NOTES

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