

Character house and gite with enormous barn to convert. In tranquil setting, yet not isolated.



## INFORMATION

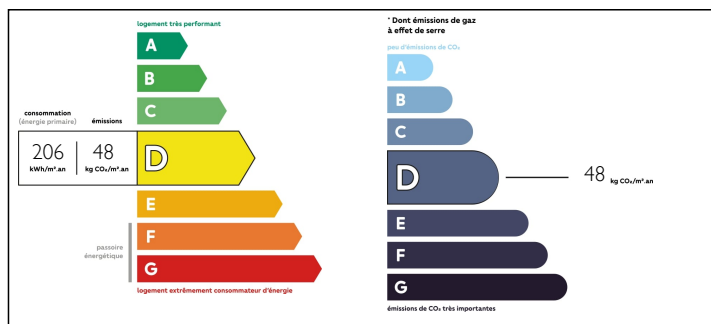
Town:	Verteuil-d'Agenais
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	1987 m2



## IN BRIEF

Beautiful stone house with two bedrooms and a bathroom and a gite with a one bedroom and bathroom. An enormous barn with incredible potential. Gorgeous garden with lots of fruit trees and stunning views. Very peaceful setting. We love this and it will sell fast. Please ask for additional information, it will be our pleasure to take you to visit.

## 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

This lovely home and gite comprises :

Main house :

Lounge 26.6 m<sup>2</sup>

Study 12 m<sup>2</sup>

Bedroom 14.2 m<sup>2</sup>

Bedroom 11.2 m<sup>2</sup>

Bathroom 7.6 m<sup>2</sup>

Kitchen 14 m<sup>2</sup>

Summer Kitchen 7.3 m<sup>2</sup>

Mezzanine 28 m<sup>2</sup>

Patio

Gite :

Living room 43.7 m<sup>2</sup>

Bedroom 13.5 m<sup>2</sup>

Bathroom 7 m<sup>2</sup>

Barn 141 m<sup>2</sup>

Covered area in front of the barn 54 m<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>

## LOCAL TAXES

**Taxe foncière: 422 EUR**

## NOTES