

Detached stone village house, full of character, with delightful walled garden and garage



## INFORMATION

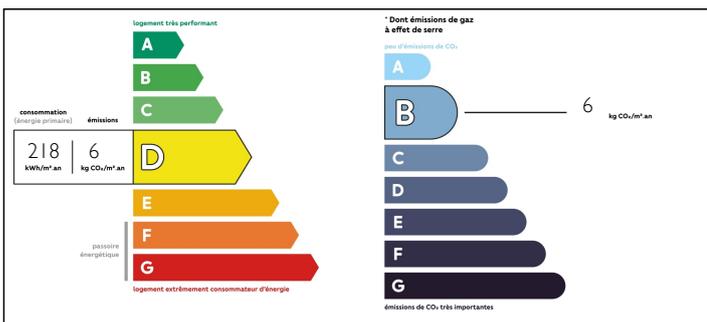
|             |                |
|-------------|----------------|
| Town:       | Lalandusse     |
| Department: | Lot-et-Garonne |
| Bed:        | 3              |
| Bath:       | 2              |
| Floor:      | 148 m2         |
| Plot Size:  | 100 m2         |



## IN BRIEF

Attractive 3 bedroom village house with walled garden and garage. This delightful property has been restored whilst retaining the original charm and character offering spacious accommodation with 3 bedrooms, 2 bath/shower room. In the heart of a charming village with a weekly market and café/restaurant only 23 minutes 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

This gorgeous and tastefully renovated village house is bursting with character and original features, and is situated in a village with small café/restaurant and a weekly Sunday morning market. It benefits from some double glazing, heating by heat pump and a wood-burning stove.

### GROUND FLOOR

- + Entrance Hall (10.90 m<sup>2</sup>) Terracotta tiled floor, exposed stone
- + Living Room – Kitchen (35 m<sup>2</sup>) Terracotta tiled floor, exposed stone and beams, wood burning stove and kitchen area. French doors leading to the courtyard garden
- + Utility Room (5.78 m<sup>2</sup>) with door to garage
- + WC & shower room (2 m<sup>2</sup>)
- + Storage room (5.64 m<sup>2</sup>)
- + Bedroom 2 (15.07 m<sup>2</sup>) fitted wardrobe, terracotta floor, French doors to the exterior
- + Bedroom 3 (20.80 m<sup>2</sup>) fitted wardrobe, terracotta floor, French doors to the exterior

### FIRST FLOOR

- + Landing (4.38m<sup>2</sup>) – Stone staircase leads up to the landing; terracotta floor, large fitted wardrobe, doors leading to the bathroom and to the office, exposed stone and beams.
  - + Office (14.73 m<sup>2</sup>) – exposed stone, terracotta floor
  - + Master Bedroom (33.57 m<sup>2</sup>) A beautiful light room of fabulous proportions, with 2 dressing room areas and direct access to the bathroom and to the office. Original wooden staircase to the attic, three large windows, wooden floor and exposed stone and beams.
  - + Bathroom (6.16 m<sup>2</sup>) with bath, shower, WC, double hand basin and bidet.
- Attic - at 35 m<sup>2</sup>, this space is ready to be renovated to provide additional living space, if desired. The height below the two main-trusses is 165...

## LOCAL TAXES

Taxe foncière: **575 EUR**

## NOTES