

For sale lovely town house close to all amenities

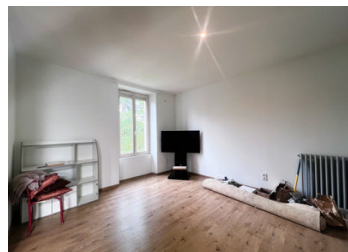
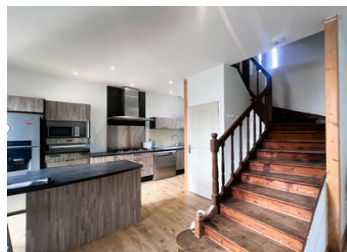


INFORMATION

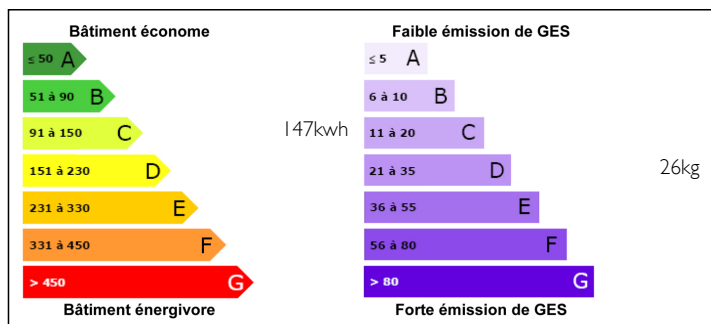
Town:	Monsempron-Libos
Department:	Lot-et-Garonne
Bed:	2
Bath:	2
Floor:	110 m2
Plot Size:	0 m2

IN BRIEF

In the heart of the city, this charming house with garden and private parking is close to all the services needed to facilitate daily life: small shops, health professionals, schools ... Ideal for a first investment or rental project.

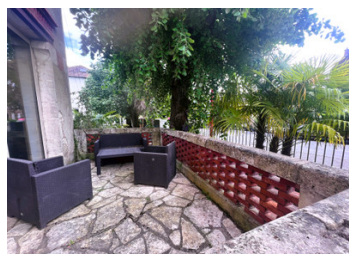


ENERGY - DPE



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 main entrance to this lovely house opens directly into the living room, dining room and fully equipped kitchen.

The bay window in the living room gives access to a charming terrace.

The wooden staircase leads to the first floor, where there is a bedroom with parquet flooring and an en-suite shower room with shower, double washbasin unit and WC.

On the second floor there is a second bedroom with parquet floor, exposed beams and en-suite shower room with shower, vanity unit and WC.

Access to the cellar is through a door in the kitchen.

The garden is entirely bordered by hedges, which already provides a certain amount of privacy.

A very good opportunity, to be seized quickly.

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

NOTES