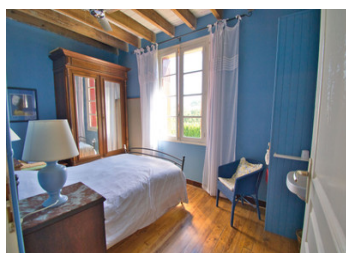


**\*Under Offer\*** Perched in an idyllic setting, superb views, a few minutes from Temple sur Lot.



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Le Temple-sur-Lot |
| Department: | Lot-et-Garonne    |
| Bed:        | 3                 |
| Bath:       | 2                 |
| Floor:      | 125 m2            |
| Plot Size:  | 3930 m2           |



## IN BRIEF

This is a gorgeous home, used for many, many years as a holiday home but also well suited as a family home. Lots of character. The relatively small piece of land means not an enormous amount of upkeep in the garden yet the benefit of the most spectacular fields around provides a glorious environment in which to relax, whether you are relaxing on holiday or in the evenings after work. This is a renovation project and would make the most gorgeous home in an outstanding setting if you are happy to take on the work. Quotes, architects and building specialists available to chat with. The sellers are very negotiable - they just want someone to be as happy as they have been in this home.

## 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 house comprises :

On the ground floor :  
a living room/kitchen  
two bedrooms  
study/reading room  
bathroom  
WC  
attic staircase

On the first floor :  
a shower and toilet in a closed bathroom  
the rest of the floor is open

Cellar, storage room and the surrounding land

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

## NOTES