

Beautiful Villa with pool and woodland



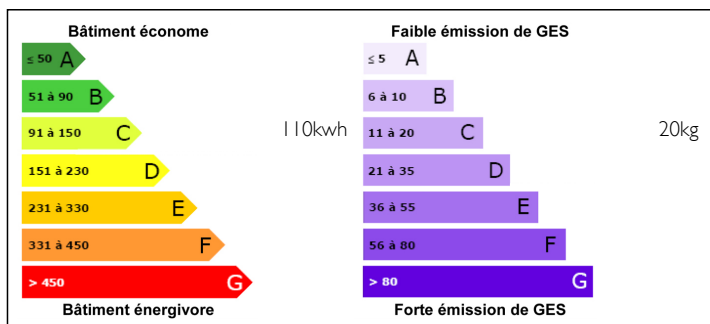
INFORMATION

Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	256 m2
Plot Size:	2100 m2

IN BRIEF

Beautiful and unusual villa in a quiet location with pool and woodland, 5 minutes from Villeneuve sur Lot.

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.



LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES

DESCRIPTION

This unusual property is accessed through private gates and a driveway leading to the house. It has a large garden with woodland of 2100m² and a lovely sunny terrace at the front. There is a pool (9 x 4m) with a decked terrace. The house is set in a quiet location, 5 minutes from Villeneuve sur Lot.

On the garden level there is a large open plan kitchen/dining room of 54m² with exposed beams, wood burner and veranda of 19m², bathroom and separate WC.

Large open plan lounge with exposed beams, wood burner and balcony overlooking the garden.

Upstairs there is a bedroom with a small mezzanine area and an ensuite with a toilet and sink.

Downstairs there are 3 bedrooms, 2 with patio doors out to the garden. There is also a bathroom and separate WC and small laundry room.

Kitchen with an enclosed veranda which leads to a terrace behind the house. There is an additional room with a door out to the garden which could be used as an office.

Outside there is a garage and a further metal garage

The house has aircon, 2 wood burners and gas central heating and an individual septic tank.

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