

Great potential for this country house with a garden and a lovely view.

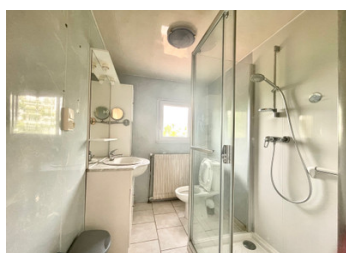
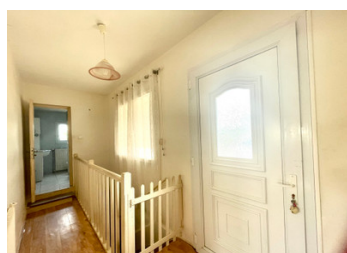


## INFORMATION

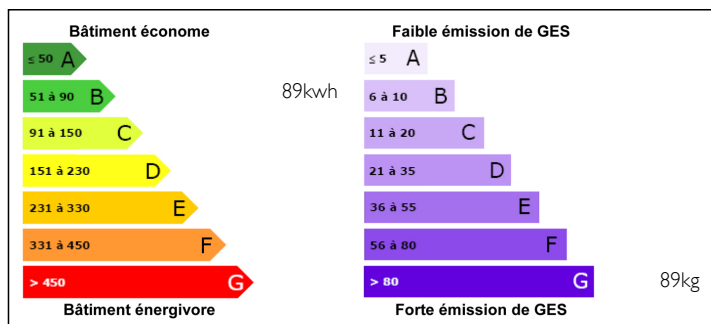
Town:	Agen
Department:	Lot-et-Garonne
Bed:	1
Bath:	1
Floor:	80 m2
Plot Size:	1350 m2

## IN BRIEF

**NEW ON THE MARKET :** In the quiet countryside not far from Agen, Nérac and Condom you will find this house with great potential in a cul-de-sac. Beautiful view of the rolling country side and the forest just at the end of the road. Just a couple of minutes from the motorway, Bordeaux and Toulouse roughly an hour away. The commercial zone with all shops is 10 minutes away and the train station with the TGV 15 minutes away. This house has a lot to offer in terms of situation and also the great potential to expand a lot via some work to be done.

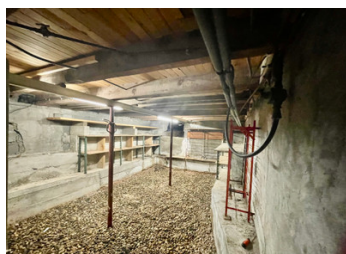


## ENERGY - DPE



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: 703 EUR**

## NOTES

## DESCRIPTION

This bright home is sitting on a plot of land 1350m<sup>2</sup> with mature trees in the rolling countryside in the Lot et Garrone.

Lots of potential : either transformed into one big family home or more than one to be rented as gites. It is in a touristic area in the south of France.

Currently it offers a living area of 80m<sup>2</sup>, made up of a living and dining room, kitchen, bathroom and a bedroom.

The basement is over 100m<sup>2</sup> with a shower and toilet installed, wine cellar and workshop.

A garage with a summer kitchen, a workshop and 2 terraces.

A couple of outbuildings.

The garden with lots of mature fruit trees is completely fenced with 2 electric gates as there are two entrances and can park 2/3 cars the parking and more via then other entrance.

In all : over 200m<sup>2</sup> in construction.

Lovely walks to be had in the forest and you will fully appreciate the calm and the beautiful sound of the birds singing in the nature!

Lovely opportunity for a place in the country while not being far from motorways, train station with TGV and all commodities!

Call for a visit now, do not miss this opportunity!

-----

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