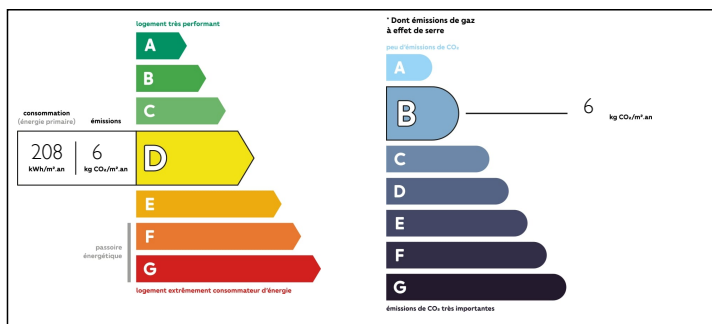


**\*Under Offer\*** Simply gorgeous home with stunning views all round



## ENERGY - DPE



## INFORMATION

Town:	Verteuil-d'Agenais
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	12240 m2

## IN BRIEF

Overlooking a village with amenities, this house has views in all directions. Large garden with nearly 100 rose bushes, grape vines and many fruit trees and bushes. Numerous terraces and secluded salt pool. Master bedroom has private balcony and new ensuite including a Jacuzzi/steam bath. Separate games room which could convert to a gite. Presented in excellent decorative order.

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, near to Brugnac and east of Marmande, with beautiful gardens, vegetable plot and stunning allround views, is on the edge of a village with amenities – bar, school, garage, shop, hairdresser, post office. It features lectric gates with an intercom system. The main bedroom is a suite with its own bathroom and jacuzzi-hamam, and the second bedroom has toilet and sink. There are four bedrooms in all. This property has its own adjoining oak wood providing free fuel for the woodburning stoves; there are also electric radiators. A salt-water swimming pool is accompanied by a solar shower and its own changing room with toilet and sink. Double carport has been designed to accommodate a camping car. Large garage and workshop underneath house. The gamesroom building could be converted to living accommodation/gite as it has plumbing, electrics and a woodburner. The house is light and airy and enjoys sun all day.

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

## LOCAL TAXES

**Taxe foncière: 1401 EUR**

## NOTES