

Spacious 3 bedroom house in a quiet village setting, 50 minutes to Bordeaux. 1km to the Canal du Garonne



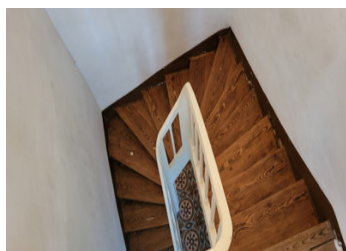
## INFORMATION

Town:	Marcellus
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	152 m2
Plot Size:	80 m2

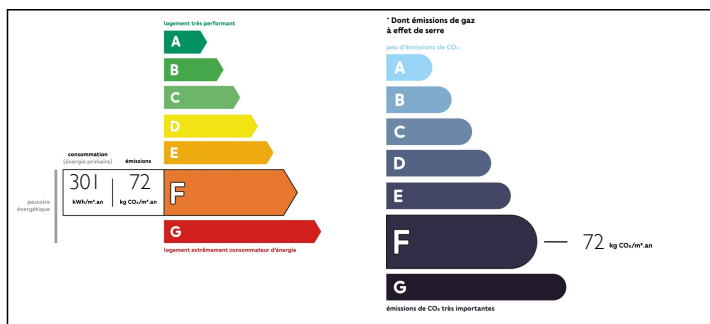


## IN BRIEF

Spacious 3 bedroom semi-detached house, in a quiet village in the north west of the Lot et Garonne, only 70km from Bordeaux.

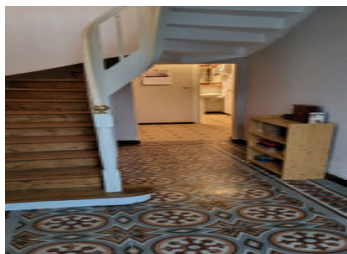
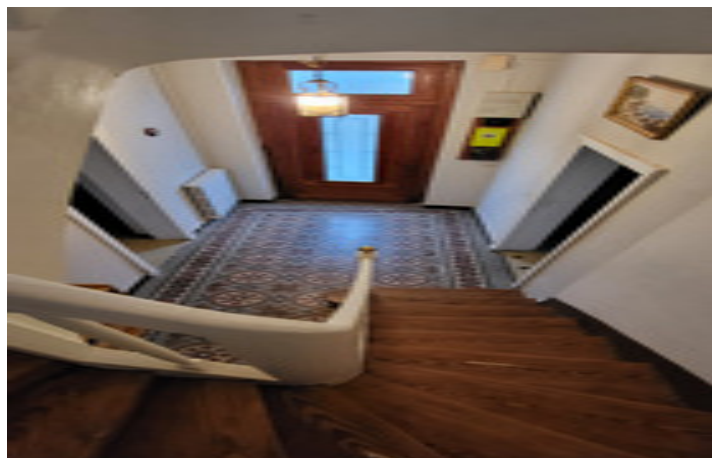


## ENERGY - DPE



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 welcoming 3 bedroom family home has a wonderful potential for its new owners. A short walk or cycle to the Canal de Garonne, with shady tree lined paths this house is ideally suited nature lovers.

With room to expand or to reorganise with a little imagination, this needs modernisation and care, and is a perfect project that is currently in a habitable condition.

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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: 780 EUR

Taxe habitation: 561 EUR

## NOTES