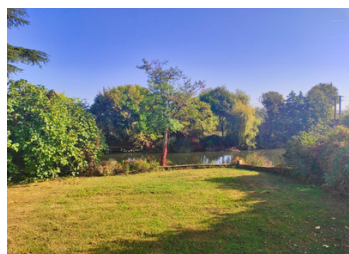


Beautiful 5 bedroom house with gorgeous mature garden in stunning waterside location



INFORMATION

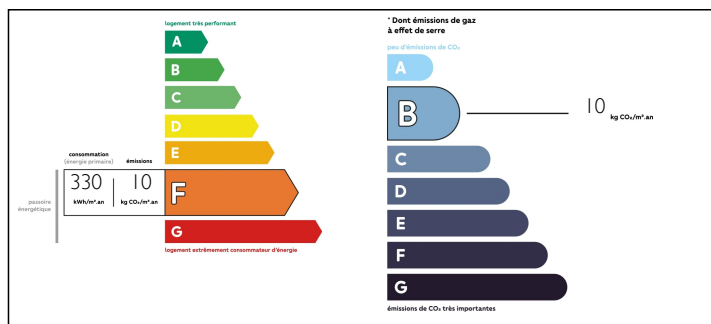
Town:	Buzet-sur-Baïse
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	238 m2
Plot Size:	3894 m2



IN BRIEF

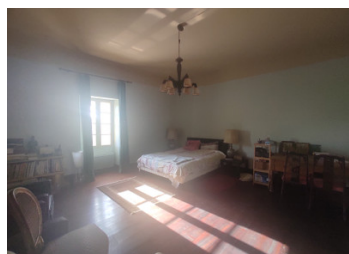
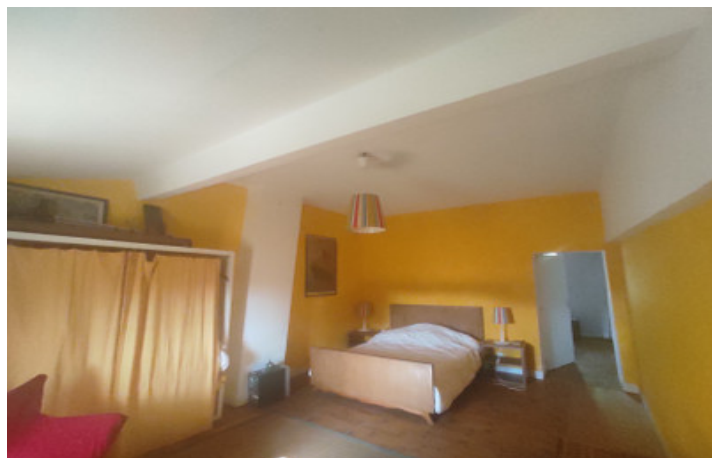
Spacious house in beautiful waterside location on the edge of the pretty wine producing village of Buzet halfway between Bordeaux and Toulouse. Buzet has bars, restaurants, shops and a good variety of commerce. 5km from Station with good access to Bordeaux, Toulouse & Paris. A62 péage 5km. Some renovation work required. Ideal for fishing enthusiasts!

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 villa is set in a stunning location right on the river. It has a gorgeous elevated terrace overlooking the river and large mature gardens.

The house has a basement which is used for storage. There are steps leading up to the terrace and main living accommodation.

Ground Floor

Large airy Lounge/dining room (53m²) with wooden floors and patio doors out to the terrace.

Fully fitted kitchen (26,4m²) with glass door out to the terrace for al fresco dining overlooking the river. Bedroom 1 (29m²) with wood floors and wood-burning stove.

Bedroom 2 (18m²)

Bedroom 3 (24,3m²)

Bathroom (8,5m²) with corner bath and shower.

Separate WC.

1st Floor

Landing/snug area (16,8m²)

Bedroom 4 (20,9m²)

Bedroom 5 (21m²)

Bathroom with bath (10m²)

Outside there is a lovely mature garden overlooking the river, private parking and garage. There is also an above ground pool.

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

NOTES