

House on one level in perfect condition, bright, quiet and close to all amenities.



INFORMATION

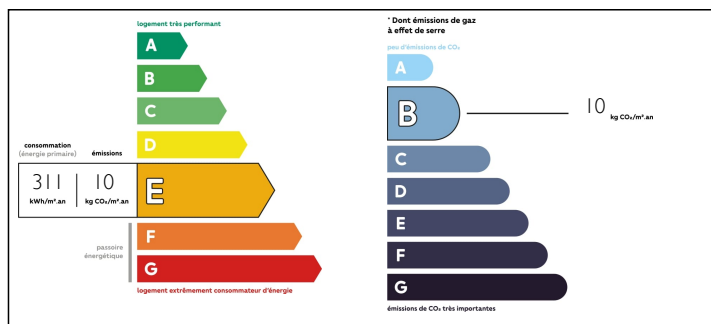
Town:	Lafitte-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	138 m2
Plot Size:	1834 m2



IN BRIEF

Charming house very well maintained or you will have nothing to do. Pleasant and bright with its two sunny verandas, three bedrooms, an office, a fitted kitchen, a living room 28M2, a shower room with Italian shower and a laundry room. Outside you will find a garden with a swimming pool, garage, car port, pergola and several terraces. Economical house equipped with recent double body convectors (electricity; 1200€ per year)

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

entrance hall

living room: dining room 28.31M2

veranda; 11M2

office; 8M2

kitchen; 11.49M2

laundry room; 6.91 M2

veranda; 20.38 M2

bedroom 1 with cupboard; 10.73M2

bedroom 2 with cupboard; 10.02 M2

bedroom 3 with cupboards; 11.08M2

a shower room with Italian shower, double washbasin and towel rail 5.28M2

a WC

Outside

a garage 23.59M2

car port 29M2

bicycle garage 8.26M2

a pergola

Possibility to install a stove in the living room (existing duct)

steel roller shutters

VMC

mosquito nets

Insulation has been done in the attic, walls and double glazing

Main draine

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

LOCAL TAXES

Taxe foncière: 846 EUR

NOTES