

Villa with solar panels, large basement garage and workshop, land and lovely views.

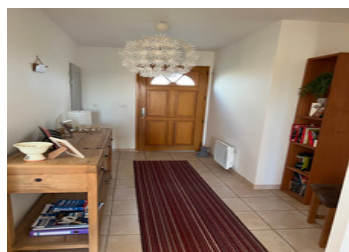


INFORMATION

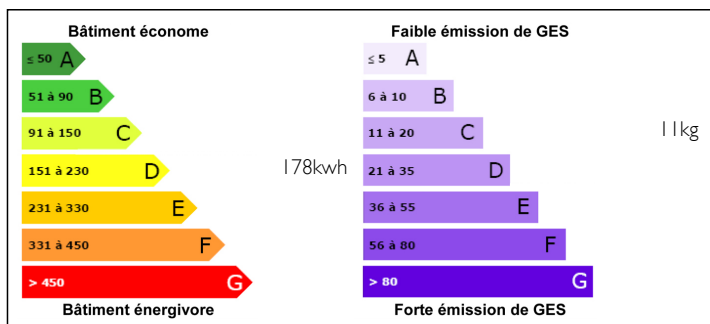
Town:	Tourtrès
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	122 m2
Plot Size:	18000 m2

IN BRIEF

Built in 2007 this single storey villa has a new kitchen fitted, wide hallway, open plan lounge dining room, piping for a wood-burner, main bedroom with shower room and dressing area, two guest bedrooms with a large bathroom with free standing bath and shower. Internal stairs lead down to a large utility area, workshop and garage. Parking for numerous cars.



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

OUTSIDE.

The house is surrounded by its land, with a long private driveway, garden shed and hot tub, large patio to rear, plenty of room to install a swimming pool.

Underground water tanks collecting rainwater to water the garden and vegetable plot.

Two solar panels provide hot water. There is also internet by satellite.

Easy access from airports BERGERAC 40kms, BORDEAUX 70kms, TOULOUSE 80 kms, and motorway access A62 40kms, TGV station AGEN 40kms.

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

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES