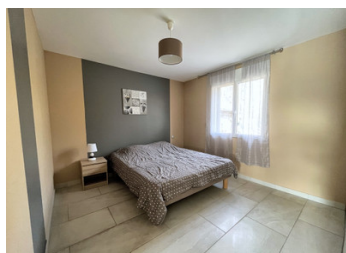


## Modern Lifestyle In A Little Haven



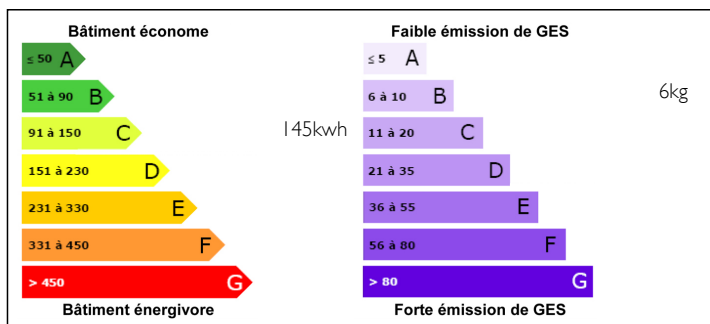
## INFORMATION

Town:	Casteljaloux
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	1901 m2

## IN BRIEF

This bright contemporary single storey house built in 2019 with all the latest materials will certainly charm you! You will find this pearl only a few minutes away from the town of Casteljaloux with all its amenities, tourist sites like the thermes, center parcs and lots more. This lovely 140m2 property with lots of charm, heated in winter and cooled in summer by an environmental heat pump offers : 4 bedrooms ( one which opens out to the covered terrace). 2 bathrooms : one with double sinks, Italian shower and toilet and the other with a whirlpool corner bath, italien shower and double sink. One independent toilet. Fully equipped American kitchen in a large bright open living space that opens out to a large covered terrace. Huge garage and laundry room Outside is beautifully landscaped, on 1901m2 of land, with a long covered terrace and a heated pool, a big lovely pond, with a deck...

## 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.



## LOCAL TAXES

**Taxe foncière: 1350 EUR**

## NOTES

## DESCRIPTION

Main house -

Entrance ( with closets ) : 7m<sup>2</sup>

Living area (including American kitchen) : 46m<sup>2</sup>

Bathroom : 7m<sup>2</sup>

Bathroom : 9m<sup>2</sup>

Bedroom : 12m<sup>2</sup>

Bedroom : 12m<sup>2</sup>

Bedroom : 12m<sup>2</sup>

Bedroom : 14m<sup>2</sup>

Toilet : 2m<sup>2</sup>

Garage : 50m<sup>2</sup>

Laundry room : 7m<sup>2</sup>

Outside -

Covered terrace : 10m x 3.5m

Large parking space for a couple cars

Heated salt water swimming pool : 10.5m x 4m

Large pond with fish and a small deck

Petanque court

Hen house

A shed

A cabin for the pond

Don' t miss the opportunity , call for a visit

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Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>