

Spacious stone house with swimming pool in a quiet location, close to Penne d'Agenais



INFORMATION

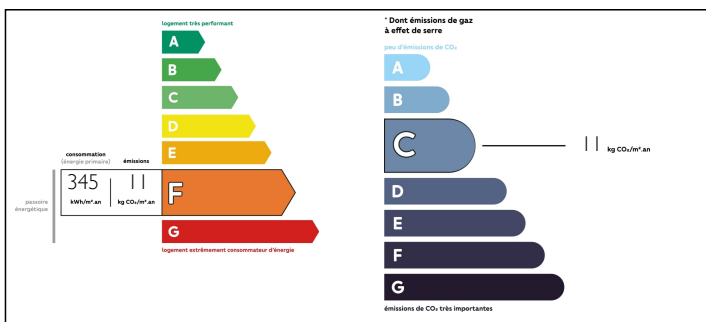
Town:	Penne-d'Agenais
Department:	Lot-et-Garonne
Bed:	2
Bath:	2
Floor:	140 m2
Plot Size:	2690 m2

IN BRIEF

This beautiful spacious stone house comprises a large living/dining room with a wood burner, an equipped kitchen with sitting area opening onto the covered terrace, a bathroom with WC, cellar and a garage. On the first floor there is a master bedroom with spacious bathroom, second bedroom with separate washbasin and WC and a mezanine that could serve as a 3rd bedroom. Outside there are 2 terraces, a garden with fenced swimming pool (10m x 5m) and a shed. Electric heating Double glazing



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

GARDEN FLOOR

Living/dining room (42 m²) with fireplace and wood burner

Equipped kitchen and sitting area (25 m²) with gas cooker, oven, dishwasher (new) and access outdoor to the covered terrace

Bathroom (3,5 m²) with WC, boiler and electric towel heater

Hall (4 m²)

Garage with laundry room (17 m²)

FIRST FLOOR

Bedroom 1 (12 m²) with washbasin and WC (1,5 m²)

Bedroom 2 (13 m²) with built-in cupboards and shower room ensuite

Shower room (17 m²) with shower, sink, electric towel heater, WC and lots of storage space

Mezzanine (15 m²) suitable for a 3rd bedroom

LOCAL TAXES

Taxe foncière: 1585 EUR

EXTRA:

Cellar (18 m²)

Freestanding shed

Fenced-off pool with cover (10 m x 5 m) on chlorine, with new pump (2023)

Fruit trees (bio)

Double glazing

Electric heating and wood burner

Taxe foncière: 1585€

Living space : 140 m²

Total Land size : 2690 m²

NOTES

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