

Charming Dovecote Home

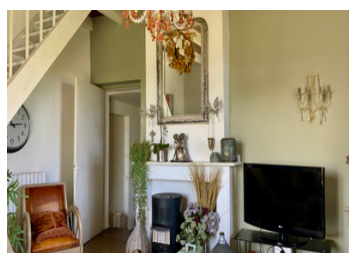
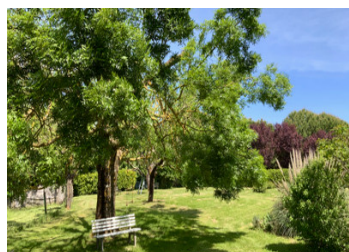


INFORMATION

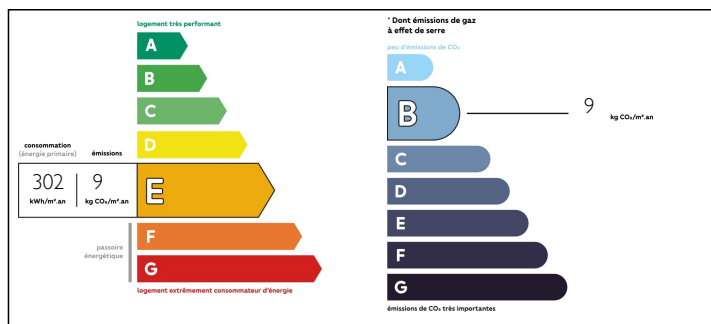
Town:	Villereal
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	144 m2
Plot Size:	7030 m2

IN BRIEF

This delightful dovecote property is full of character, offering adaptable accommodation, currently two double and two single bedrooms, a bright and airy living room and wrap-around easy upkeep garden.

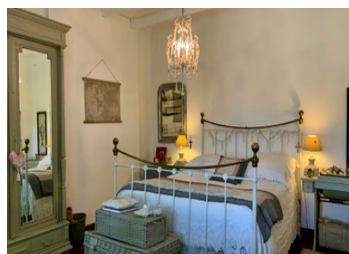


ENERGY - DPE



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

A westerly facing veranda runs the full front of the house, and leads you into the fitted kitchen/dining room 20m². To the left a ground floor bedroom 18m² or ahead to hall leading to WC, separate bathroom with freestanding shower, under stairs storage room, door to attached barn through to utility room and room currently used as a bedroom, 5m².

Upstairs, a single bedroom and living room 20m² with double aspect windows overlooking countryside. Wooden stairs to a bright dovecote bedroom 19m² with two mezzanine levels. Outside, a further storage room housing central heating and water heater, carport. An additional wooden open barn houses garden equipment.

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

NOTES