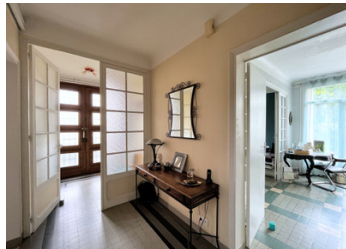


A 1950's stone townhouse full of character and charm. Garden.



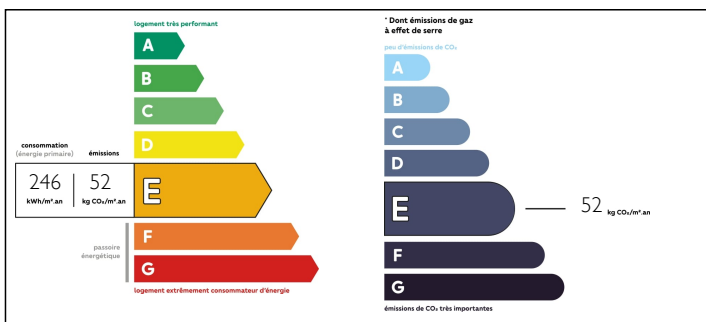
INFORMATION

Town:	Agen
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	175 m2
Plot Size:	394 m2

IN BRIEF

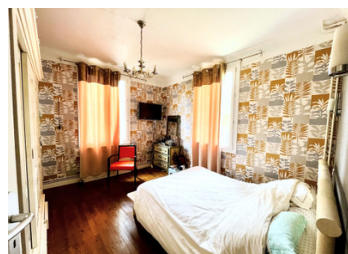
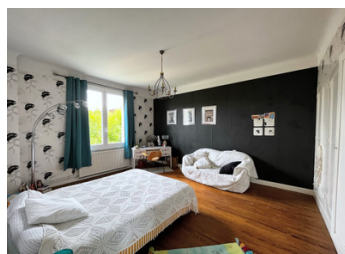
A ready to move in stone townhouse built in the 1950s in the heart of Agen, not far from all amenities, train station, schools and motorway. Come and visit this spacious, light airy house, with a well kept garden and 2 terraces, in a quiet street. This is a perfect family home or a great potential for a bed and breakfast business. It offers 5 bedrooms including one that has its own terrace and the master bedroom on the ground floor, an equipped kitchen, living and dining room flowing onto a large terrace and the garden, a good size garage and basement. Offers all modern living such as double glazed windows, high speed internet (fibre), main drains whilst retaining the charm of the old with the beautiful parquet on the first floor. The beauty of living in a quiet area even though in the heart of a main town.

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: 2200 EUR

NOTES

DESCRIPTION

This sunlit family home (175 sqm) offers -

THE GROUND FLOOR

Entrance hall - 4 sqm

Corridor - 12 sqm

Living room - 15 sqm

Dining room - 23 sqm flowing unto a terrace 45 sqm

Equipped kitchen - 15 sqm

Toilet - 1.5 sqm

Master bedroom - 16 sqm with shower and toilet

Garage - 20 sqm

Basement - 20 sqm

THE FIRST FLOOR

Landing - 3 sqm

Corridor - 11 sqm

Bedroom - 15 sqm with cupboard and a terrace 32 sqm

Bedroom - 14 sqm

Bedroom - 20 sqm with cupboard

Bedroom - 15 sqm with cupboard

Garden and house have been well kept and the roof is in good condition.

1 hour from Bordeaux and Toulouse

Train station with direct high speed links to Marseille, Toulouse, Bordeaux, Paris

1 hour and 30minutes to Bergerac airport

1 hour from the thermes and a Center Parc

2 to 3 hours from the beaches and the Spanish border.

Lots to do and see in the south west of France, come for a visit and enjoy this beautiful region.

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