

## Beautiful 60 m2 flat for sale in a small town in Lot et Garonne



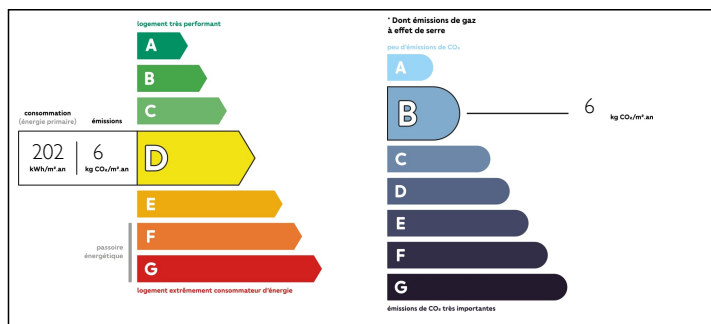
## INFORMATION

Town:	Monsempron-Libos
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	0 m2

## IN BRIEF

Treat yourself to a 60 m2 flat in a small town in south-west France, in Monsempron-Libos (47500). The flat, direct proximity to all the town's shops and services (butchers/supermarket/pharmacies/bakery/b ar/insurance/ hairdressers/school/bank/mechanic, very large market on Thursday mornings) is a real asset for this property.

## 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

This T3 flat is approximately 60m<sup>2</sup>, in a secure condominium building. Access to the building is via a communal entrance, with easy parking. The flat is on the 1st floor of the building (no lift). The entrance door opens onto a hall with built-in cupboard leading to: The fully equipped and functional kitchen (9.5m<sup>2</sup>). The living room (16.85m<sup>2</sup>) is spacious and bright thanks to a large bay window that opens onto the balcony. A first bedroom (11m<sup>2</sup>) with dressing room. A second bedroom (8.5m<sup>2</sup>). A recently renovated shower room with shower, vanity unit and illuminated mirror. Double glazing and a cellar.

Renovation work recently carried out and paid for. Sold to finance a property purchase by a descendant (son).

Don't delay and seize the opportunity to become an owner as part of a first property purchase or rental investment.

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Co-owned building of 2 units  
Provisional annual charges: 1000€

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

## NOTES