

Near the centre of Villereal, an exceptional renovated townhouse with interior courtyard and garage.



## INFORMATION

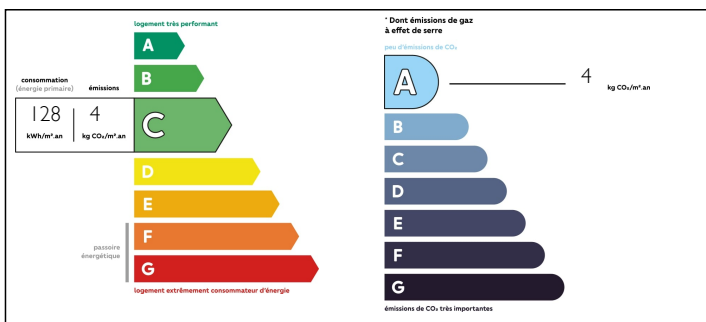
Town:	Villereal
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	205 m2
Plot Size:	45 m2



## IN BRIEF

An exceptional townhouse beautifully renovated in the sought-after village of Villereal, walking distance to the cafes, bars, restaurants, boulangerie, bank & pharmacy. Once you pass through the front door, you will discover a large open plan lounge, dining room & open access to the kitchen, the ground floor is filled with sunlight. The fully fitted kitchen leads out to the outdoor space where you can enjoy a coffee or a glass of wine. On the same level, a large bedroom with bathroom, shower and toilet also leads to the outdoor area. A renovated period staircase leads you to a landing serving 4 bedrooms including a master suite.

## 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

### Ground floor

Entrance to living room, dining room fitted kitchen (70m2)

Exposed stone, beams, tiled floors, fireplace with insert.

Garage, storeroom (23m2)

Interior courtyard and covered terrace (45m2)

Bedroom 1 (16m2)

Bathroom with toilet (8m2)



### First floor

Corridor (22m2)

Bedroom 2 (15m2)

Bedroom 3 (9m2)

Bedroom 4 (19m2)

Bedroom 5, master suite (33 m2)

Toilet bathroom (5 m2)

## LOCAL TAXES

**Taxe foncière: 750 EUR**

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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