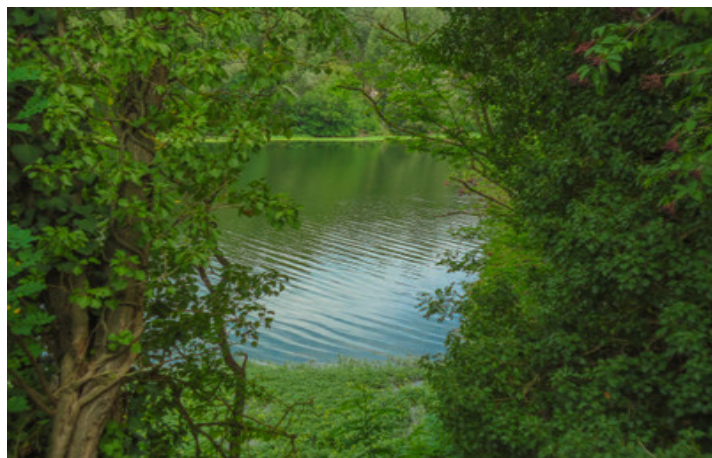


Riverside house with 2.4 hectares of land



INFORMATION

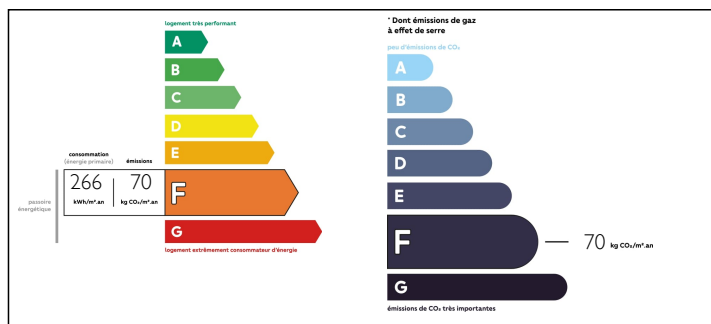
Town:	Aiguillon
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	165 m2
Plot Size:	23875 m2

IN BRIEF

On a pretty piece of land near to Aiguillon, a renovated house is located right on the river. It would be possible to make this into a very charming property with some landscaping. This interesting property is at a competitive price in a strategic location.



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 real find: on the river Lot, an estate with more than 2 hectares with strong development potential. Separated from the main road by more than one hundred metres, the century-old home has benefited from restoration work and is in good general condition, and has 150m² of floor space without counting the two rooms in the attic which together are an additional 50m². The interior is in a country style, and its walls and paint are in good condition. The house has five bedrooms total if you include the two under the roof with a low ceiling, as well as a kitchen, a lounge, a bathroom and a wc. An open fireplace heats the lounge, and a wood burner heats the kitchen. There is also oil heating with its radiators. The roof is in good condition, and the septic tank is functional.

A small pigeon tower can be transformed into two small rooms of about 12m² each.

There is an old barn with a caved-in roof, but whose walls remain intact.

The land is wooded and there is an access from the property to the river Lot.

At Aiguillon with convenient access to the motorway, Bordeaux is only an hour and ten minutes away.

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

LOCAL TAXES

Taxe foncière: 1140 EUR

NOTES