LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A33674ARB47 Price: 118 407 EUR

agency fees to be paid by the seller

A large stone character village townhouse















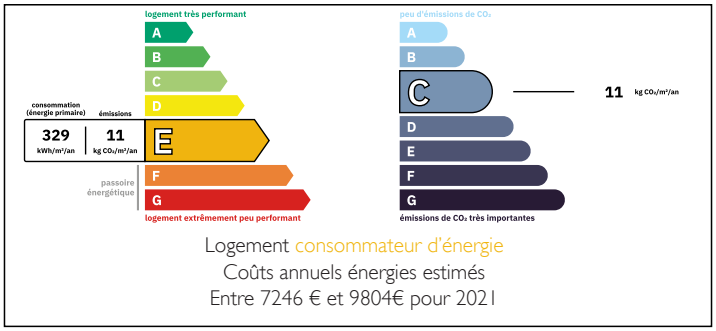
INFORMATION

Town:	Saint-Barthélemy-d'Agenais
Department:	Lot-et-Garonne
Bed:	6
Bath:	1
Floor:	315 m2
Plot Size:	1207 m2

IN BRIEF

The Village boasts a bar a seperate restaurant, both with terraced seating areas, self-service automated shop, stocking local produce, hairdressers and garage/filling station/ mechanics. Sports clubs linked with the next village and a large village cultural centre with outside state of the arc new play equipment, running tract and sports area. Eymet is just a 20-minute drive, and it is surrounded by lots of other pretty villages. large village cultural centre with outside state of the arc new play equipment, running tract and sports area. Eymet is just a 20-minute drive, and it is surrounded by lots of other pretty villages. Just 10 km from The Bastide of Miramont de Guyenne with its weekly market, plus supermarkets, and shopsvand medical centre, Eymet is just a 20-minute drive, and it is surrounded by lots of other pretty...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7246 € et 9804€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1016 EUR**

NOTES

DESCRIPTION

The main house of 315 m2 HABITABLE SPACE
Entrance hall (16.49 m²) leading to the garden area, stairs with understairs cupboard and all other rooms
Living room (14.74 m²) with tiled floor and chimney
Kitchen equipped (14.71 m²) with tiled floor
Dining Room (18.23 m²) with tiled floor and chimney
Sitting Room (20 m²) with tiled floor and chimney
2nd Dining Room (26.26 m²) with tiled floor and chimney
large convertible room possible a Music Room(29.95 m²)
Large Bedroom (27.90 m²) wood floor and Chimney and washbasin
Oak wooden staircase leading from 2nd Hall (9.92 m²)
FIRST FLOOR
L shaped landing leading from the stairs (15.88 m²)
Bedroom (17.56 m²) wood floor and Chimney and washbasin
Bathroom (6.90 m²) with bath, washbasin and W.C.
Large Bedroom (27.32 m²) wood floor and Chimney and washbasin
Library Double depth (27.54 m²) with shelves and Chimney
Bedroom (13.85 m²) wood floor and Chimney
Bedroom (11.35 m²) wood floor and Chimney
Bedroom (15.11 m²) wood floor and Chimney small area with wash hand basin (1.55 m²)

OUTBUILDINGS
Laundry Room (10.00 m²) with tiled floor W.C and shower
Garage (28.53 m²)
Ancient Stables (22.74 m²)
Fire-Wood Storage shed (29.67 m²)
Wine Bottling room (23.88 m²)
Room above the garage that can be converted (51.27m²)
EXTERIOR
Terrace and walled garden with mature fruit trees and ornamental shrubs and several exits via secure gates onto adjacent streets.