

Charming town house with garden and double garage.

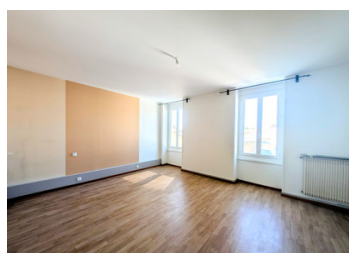
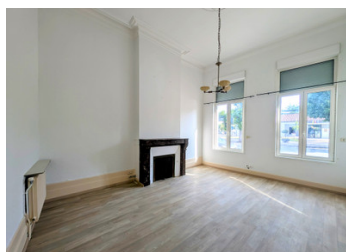


## INFORMATION

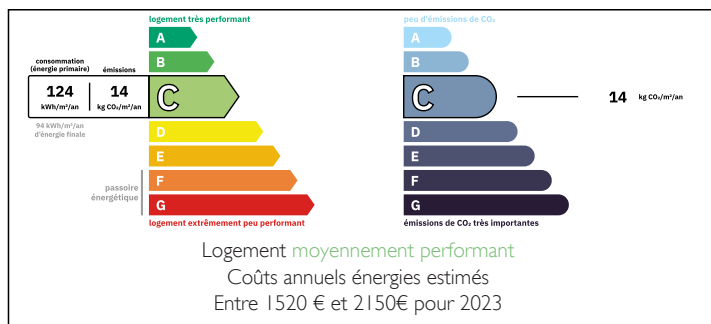
|             |                |
|-------------|----------------|
| Town:       | Sainte-Bazille |
| Department: | Lot-et-Garonne |
| Bed:        | 4              |
| Bath:       | 2              |
| Floor:      | 148 m2         |
| Plot Size:  | 90 m2          |

## IN BRIEF

In the centre of St Bazeille, this town house is within walking distance of all amenities and only a few minutes drive from Marmande. Large family home with high ceilings and 2 floors, small garden area with terrasse and double garage.

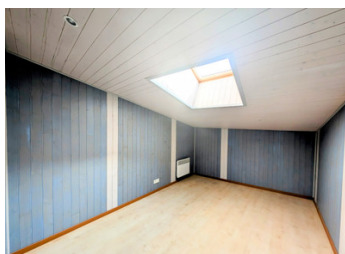


## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

### Ground Floor:

Large entrance leading to a good sized lounge with high ceilings and fireplace.

Large kitchen diner with gas hob and oven.

Veranda leading out to the garden.

Bathroom with shower and WC.

Cellar area with wine cellar (35m2)

Enclosed private garden with terrasse (90m2) and double garage.

Gas central heating and double glazing throughout.  
Woodburner in the veranda/sun room.

### 1st Floor

2 large bedrooms, one with a Juliette balcony and separate WC between the bedrooms.

### 2nd Floor

2 bedrooms with Velux windows and a bathroom with shower, WC and sink.

Attic area which could be converted into a 5th bedroom.

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