LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39118AW47 Price: 115 000 EUR

agency fees to be paid by the seller

Charming and spacious property located in a village location with balcony and lovely views.

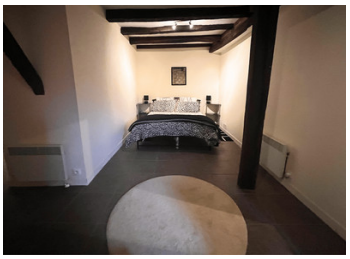














INFORMATION

Town:	Cancon
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	7 m2

IN BRIEF

Set in the heart of the village, this delightful three-level property offers spacious living with plenty of character.

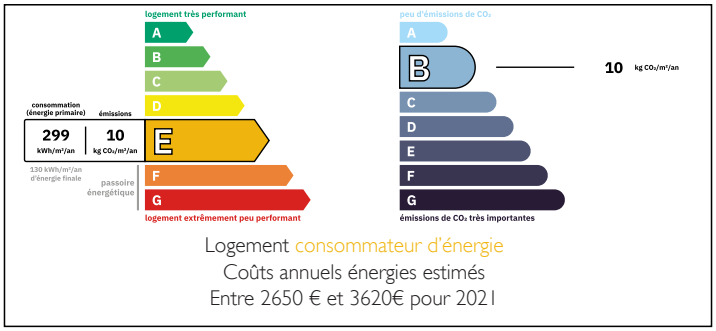
The home features three well-proportioned bedrooms, ideal for families or visiting guests plus a large lounge/diner with access to a balcony – perfect for entertaining or enjoying views of the village. There is a well equipped kitchen and both a bathroom and a shower room for added convenience and the property has character touches throughout including exposed wooden beams and stone features, giving the property a warm, rustic charm.

With its central location, this home places you within easy reach of village amenities, while offering space and comfort across three levels.

Whether you're seeking a permanent residence, a charming holiday home or a business opportunity, this property is full of potential.

Bergerac airport is 40 minutes away and Marmande

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2650 € et 3620€ 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.

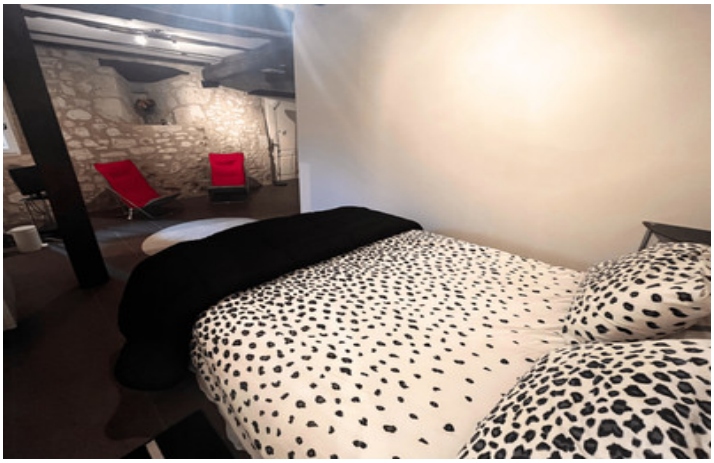
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**827 EUR**

NOTES

DESCRIPTION

Entrance
- Stairs to 1st floor
Shower room (approx 1.6m2)
- WC, shower, washhand basin
Kitchen / Diner (approx 12.9m2)
- Wooden beams
- Fully fitted
- Tiled floor
Hallway (approx 8.9m2)
Bedroom 1 (approx 16.2m2)
- Wooden beams
- Wooden floor
Bedroom 2 (approx 9.8m2)
- Wooden beams
- Wooden floor
Bathroom (approx 6.7m2)
- Bath with shower, double sink
- Cupboard
Upstairs
Lounge / Diner (approx 34m2)
- Wooden beams
- Wooden floor
- Balcony (approx 7.6m2)
Utilities (approx 2.8m2)
Downstairs
Bedroom 3 (approx 18m2)
- Exposed stone, wooden beams
- Cupboard

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