

Fully renovated and exceptionally spacious Town house set in the heart of a lively village

EXCLUSIVE



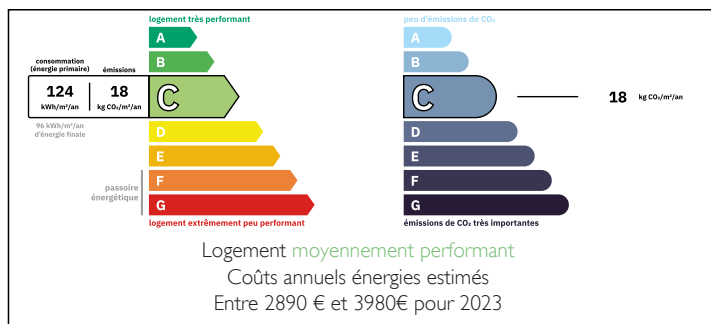
## INFORMATION

Town:	Saint-Barthélemy-d'Agenais
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	266 m <sup>2</sup>
Plot Size:	417 m <sup>2</sup>

## IN BRIEF

This character-filled home blends charm with modern comfort; this spacious townhouse is perfectly positioned for convenience and lifestyle in a lively small village near Miramont de Guyenne. It offers 266 m<sup>2</sup> of living space over three levels, with 3 bedrooms and 3 bathrooms, plus a large ~73 m<sup>2</sup> converted attic used as a multifunction space (office/TV/sports/library). The ground floor boasts a Bespoke kitchen with island and dining area, a lounge, with a covered terrace garden. A substantial attached garage (141 m<sup>2</sup>) has a room above (123 m<sup>2</sup>) that would make an ideal workshop. Additional spaces include a 70.83 m<sup>2</sup> cellar, a laundry/boiler room, and covered wood storage. The property is heated by a Bosch oil-fired condensing boiler, with wooden double-glazed windows and multiple wood stoves. The village offers basic amenities and hosts summer outdoor markets; Éymet is nearby, with...

## 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.



## DESCRIPTION

You will be charmed by this fully renovated and exceptionally spacious town house set in a plot of 4170 m<sup>2</sup> just waiting for you to turn up with your suitcases with 266 m<sup>2</sup> of habitable space, large rooms and high ceilings and set over three floors with a private secure garden to the rear and an attached large garage with a room above, that would make an ideal workshop. There are 3 large bedrooms, and 3 Bath/Shower rooms, a huge, converted attic of almost 73 m<sup>2</sup> currently it is used as a multifunctional space, and is currently used as an office area, TV , a gym area, bedroom and a library, there is a large shower room with a walk in shower , WC and hand basin, this space can be whatever you want or need it to be.

Located in a prominent position in a small, lively village, with a nursery school/primary school, the village is also on the school bus route for the secondary schools in Miramont and Marmande. The village has a bar/bistro, a restaurant, both with terraces, a self-service. automated shop selling local products, a hairdresser and a garage/petrol station/mechanic.

During the months of July and August, the village hosts a Food night market, in the open air of the Cultural centre, local producers, have their food and drinks for sale, tables and chairs are provided, just turn up, with your plates, cutlery etc, all just minutes...

## LOCAL TAXES

Taxe foncière:

1335 EUR

## NOTES