LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39979JML47 Price: 53 900 EUR

agency fees included: 4500 € TTC to be paid by the buyer (49 400 EUR without fees)

Property complex in need of restoration comprising three residential houses with outbuildings.Garden with well















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Taillebourg
Department:	Lot-et-Garonne
Bed:	5
Bath:	0
Floor:	507 m2
Plot Size:	2341 m2

IN BRIEF

Discover a rare opportunity! In the heart of a peaceful village, a stone's throw from the Garonne river, between Marmande and Tonneins, stands an old forge offering enormous potential for craftsmen, keen DIY enthusiasts or investisors wishing to create holiday cottages. This unusual property, comprising three stone houses and numerous outbuildings, is ready to rise from the ashes.

A multifaceted property:

House 1: Generously proportioned with 10 rooms to reinvent.

House 2: Offers 9 rooms and an attic (not convertible) for even more space.

House 3: Two large floors, one on the ground floor and one upstairs, ideal for flexible layouts.

Outbuildings to bring your projects to life.

Let your imagination run wild with:

A wood workshop, a stable, the original forge, a chicken coop and a large covered terrace of over 183 m² add to the appeal of this property, perfect

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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DESCRIPTION

This property offers enormous potential for renovation. Extensive work is required to modernise the interior spaces: electrical, plumbing, sanitation, layout (creation of kitchens and bathrooms), and decoration.

The property, like the entire village, is classified as a flood zone. A Risk and Pollution Report (ERP) is available for consultation.

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

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr