LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40275DBC47 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Detached Bungalow House, beautiful views walking distance to the Bastide of Castillonnés PRICE NEGOTIABLE















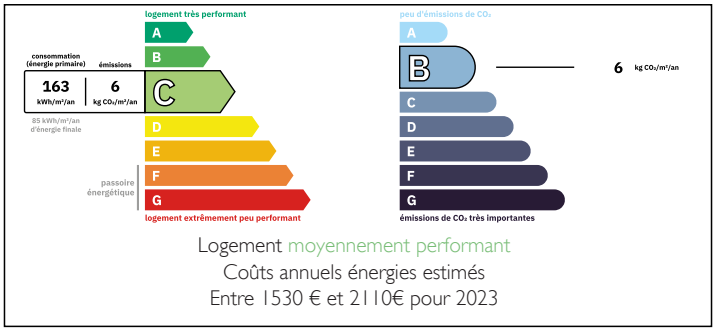
INFORMATION

Town:	Castillonnès
Department:	Lot-et-Garonne
Bed:	2
Bath:	2
Floor:	134 m2
Plot Size:	2045 m2

IN BRIEF

Detached bungalow at the end of a cul de sac, Beautiful views, within walking distance to the very beautiful Bastide town of Castillonnés. with Restaurants bars and shops. Around half an hour to Bergerac airport. Lots of potential to extend or to add a pool. Subject to local planning permission

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1530 € et 2110€ pour 2023

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: **720 EUR**

NOTES

DESCRIPTION

This property is found at the end of the cul de sac with a beautiful view.
Upon entering the property you arrive into the open plan living space of a large light and airy kitchen and living room. Dimensions just under 13 m x 6. 5 m approx. Kitchen has Smeg Range double oven with gas hob. Extractor Fan. Diswasher and ceramic sink.
Bedroom one 5.3m x 2.81m has double aspect windows with views to the West and North.
Bedroom two 2.6m x 1.5m approx
Shower room 2.7m x 1.3mwith shower basin and w.c heated towel rail fully tiled.
another shower room with shower basin w.c electric towel rail.
Outside there is a boiler room housing the hot water cylinder and large gas bottles for the hob on the range cooker.
And garage of around 15m2 with driveway onto the property.

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