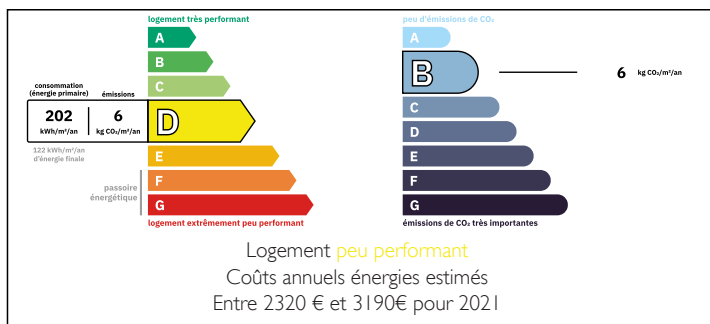


Large architect-designed house located 15 minutes from Villeneuve. Large wooded garden with swimming pool



ENERGY - DPE



INFORMATION

Town:	Sainte-Livrade-sur-Lot
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	228 m ²
Plot Size:	4491 m ²

IN BRIEF

A First-Class Architect-Designed Home: Your Oasis of Tranquillity

Discover this magnificent architect-designed home, requiring no renovation, ideally situated in a village with all amenities, just 10 minutes from Villeneuve-sur-Lot and 20 minutes from the A62 motorway. High-quality finishes and materials.

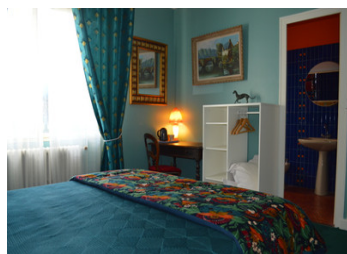
Ground floor: Large hall, pantry with cellar, boiler room, one bedroom, a living room, a shower room currently being renovated, a toilet with washbasin and a garage with an electric gate.

A private lift provides access from the ground floor to the first floor.

First floor: Main living area. Huge and very bright dining room, living room with a wood-burning insert, and a kitchen opening onto a terrace. Three bedrooms, including a master suite with its own

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.



DESCRIPTION

This property comprises:

On the ground floor:

- A 37m² entrance hall
- A 2.8m² toilet with washbasin
- A 31m² storeroom
- A 17m² boiler room
- A 39m² garage
- Two rooms to be converted, measuring 16m² and 35m²

Upstairs, accessed by lift or a beautiful marble staircase:

- A 31m² landing
- A very bright 33m² dining room
- A cosy 14m² lounge
- A fitted and equipped kitchen of 15m² with access to a covered terrace of over 37m²
- A bedroom of 14m²
- A bedroom of 14m²
- A bedroom with its own private bathroom of 17m²
- A bathroom of 7m²
- A toilet of 1.7m²
- A dressing room of 9m²

The heating is provided by a heat pump. The water heater is thermodynamic. Everything is connected to photovoltaic panels for self-consumption and resale. The swimming pool is 5m x 10m and chlorinated. The property tax is approximately €3,000

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

NOTES