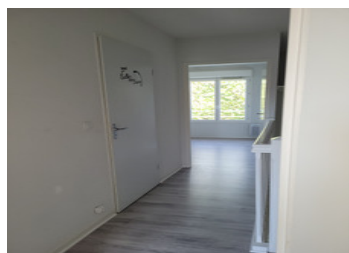


House T3 in a secure residence with terrace and small garden (Eysses area)



INFORMATION

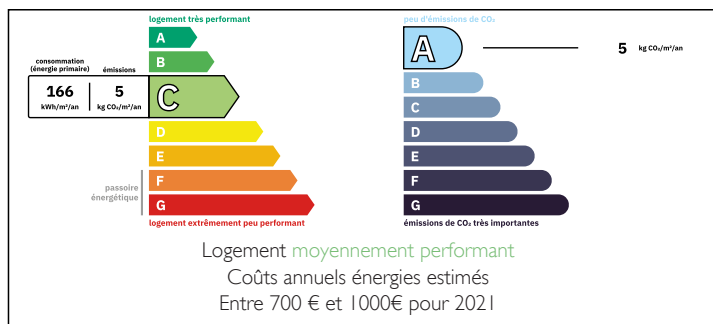
Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	67 m2
Plot Size:	14 m2



IN BRIEF

Modern townhouse with private garden and terrace in a secure residence close to all amenities in a quiet location

ENERGY - DPE



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 modern townhouse with 67.9 m² of living space and its own garden with terrace (14 m²) and two parking spaces is located in a secure residence close to all amenities, such as shops, restaurants, doctors, etc. Despite its central location, it is in a quiet area. The ground floor has a hallway, a separate fully equipped kitchen, a utility room, a WC and a living and dining area with a view of the garden. On the ground floor there are two bedrooms with built-in wardrobes and a bathroom.

The house is heated by a heat pump with air pulsé and convecteurs.

Perfectly accessible and exceptionally quiet at the same time.

Extremely attractive due to its location and a rare opportunity.

Co-ownership: yes

Annual service charge: 781.34 euros

Co-owned building of 20 units

Provisional annual charges: 484€

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

LOCAL TAXES

Taxe foncière: 1450 EUR

NOTES