LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42061JML47 Price: 328 600 EUR

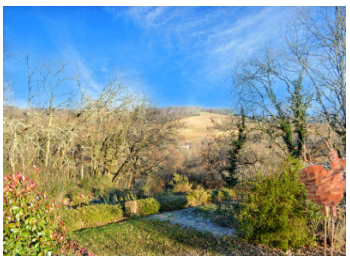
agency fees included: 6 % TTC to be paid by the buyer (310 000 EUR without fees)

View and tranquillity 20 minutes from Agen, contemporary, eco-friendly wooden house with garden, swimming pool







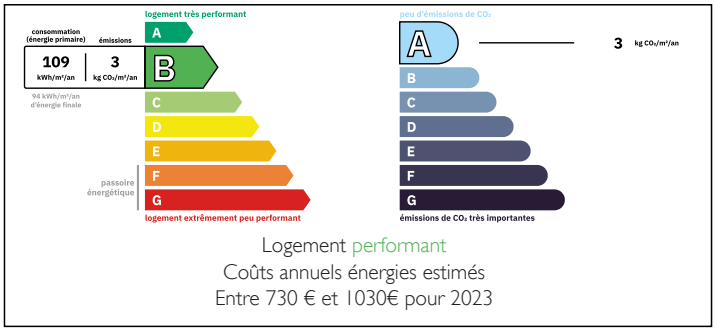








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 730 € et 1030€ pour 2023

INFORMATION

Town:	**Port-Sainte-Marie**
Department:	**Lot-et-Garonne**
Bed:	**2**
Bath:	**2**
Floor:	**110 m2**
Plot Size:	**2800 m2**

IN BRIEF

1.5 hours from Toulouse and Bordeaux and 5 minutes from the railway station
Bioclimatic house: Comfort, Ecology and Serenity

If you love sustainable living, this property is for you. Located in a peaceful setting on the heights of Port Sainte Marie, 20 minutes from Agen, this timber-framed house built in 2013 offers first-class ecological features.

Living spaces: A large living room with open kitchen, functional utility room and plenty of storage space.

Layout: 2 bedrooms (one with dressing room), bathroom with toilet, walk-in shower and separate toilet.

Additional features: A separate gîte, ideal for remote working or renting out, and a 42 m² shed with great potential as a workshop.

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:	**1740 EUR**

NOTES

DESCRIPTION

Magnificent Eco-Friendly Timber Frame House & Separate Guest Cottage

A manifesto for sustainable living and modern comfort

Located in a preserved environment, this unique property combines energy efficiency, high-quality materials and self-sufficiency. Built with a timber frame and elegant larch cladding (protected by an eco-friendly Finnish wood stain), it offers a healthy living environment in total harmony with nature.

A Cutting-Edge Environmental Commitment

This property has been designed to minimise its environmental footprint while maximising your comfort:

Energy: Solar panels for self-consumption, providing carbon-free electricity.
Water: Complete rainwater harvesting system (toilets, vegetable garden watering and possibility of connection for washing machine).
Sanitation: Virtuous phytopurification system (natural filtration by plants).
Heating: High-performance wood-burning stove (very low consumption: 2 to 3 cubic metres per year).
Swimming: Natural and organic swimming pool for pure water without chemicals.

Living spaces & amenities

The main house offers generous volumes and optimal light thanks to its mixed wood/aluminium joinery.

Reception area:

An entrance hall with guest WC (2.3 m²).
A large, light-filled living room of 58 m².
An open-plan fitted kitchen of 11 m² complemented