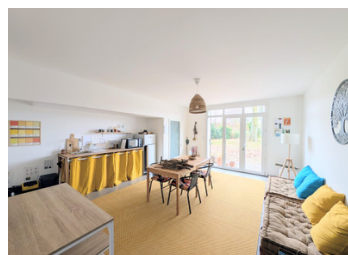


Large property with B & B business, fully renovated with large mature garden and several patio areas.



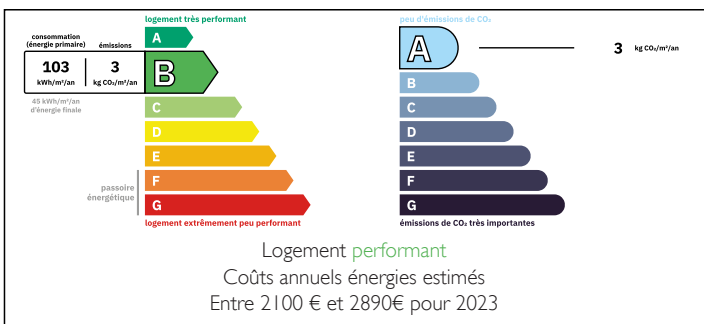
INFORMATION

Town:	Grézet-Cavagnan
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	265 m ²
Plot Size:	6928 m ²

IN BRIEF

Gorgeous property with 5 bedrooms separated for use as a B & B or for a large family on the outskirts of a pretty village in the Lot et Garonne area, only 10 minutes from the spa town of Casteljaloux and 1hr from Bordeaux. This property has been renovated in an industrial/loft style to a high standard, ideal for a large family or B & B activity. Located in a quiet location with a large garden with mature trees of 7000m².

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

The Ground floor comprises of: a large entrance area, lounge, large kitchen diner with industrial style glass divide separating the kitchen and dining room, large bedroom with walk-in wardrobe and ensuite, WC, 2 large bedrooms one with a small sauna, a bathroom and separate WC.

There is also a kitchen/garden room which is used for breakfasts but could be used as an office or studio.

On the 1st Floor there are 2 further large bedrooms, with a lounge area between them and a shower room with toilet.

There are 2 wooden patio areas and a large covered terrace which can be used as a summer kitchen.

The central heating system is Air source heat pump with radiators, 2 hot water tanks and there are also electric gates.

In the village there is a junior and infants school and commerce within a 5 minute drive.

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

LOCAL TAXES

Taxe foncière: 560 EUR

NOTES