

Secluded and private house with 4,3 hectares of land in a quiet location



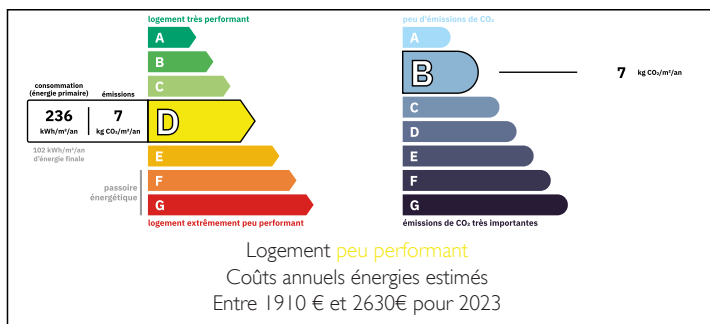
INFORMATION

Town:	Puch-d'Agenais
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	106 m2
Plot Size:	43500 m2

IN BRIEF

Charming bungalow in a secluded and tranquil location, set in the middle of its land of 4,3 hectares, close to Tonneins and the canal with its cyclepath. The land is flat with mature trees including Sequoias. Ideal for horse lovers.

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 house is situated in the middle of the land with access down a private lane, there is an entrance, lounge/diner, separate kitchen, separate WC, 4 bedrooms and a bathroom. There is a large conservatory at the front of the house along with 2 patios for enjoying the outdoors in the summer. There is a large garage/basement of 125m² under the house which could be renovated to provide further accommodation.



There is a large pool 12m x 6m, well and garden shed.

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

LOCAL TAXES

Taxe habitation: 1300 EUR

NOTES