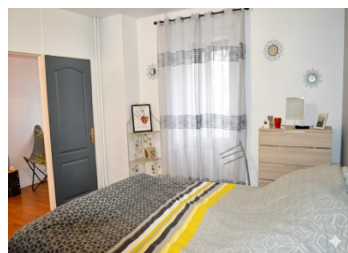
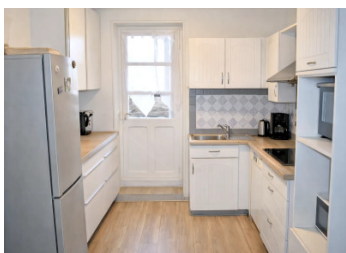


Centre of TOMBEBOEUF and close to the golf course, family home with garden, swimming pool, garage and shed



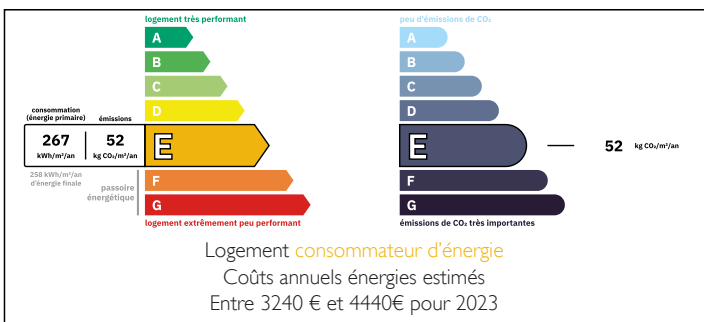
## INFORMATION

Town:	Tombeboeuf
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	127 m2
Plot Size:	560 m2

## IN BRIEF

Ideally located in the heart of the village of Tombeboeuf, this large, spacious family home offers a pleasant living environment, combining tranquillity and nature. It is suitable both as a main residence and as a pied-à-terre for golf enthusiasts, with the course just 500 metres away. The house comprises an entrance hall, a bright living room opening onto a fitted kitchen, a separate WC and a bedroom that could be used as a sitting room or study. Upstairs, you will find three bedrooms and a shower room with WC. The property also includes a veranda, an attached garage, a terrace, a garden with swimming pool and pool house, and a separate shed. The property is detached, not overlooked, and enjoys a sought-after location in the centre of the village.

## 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 large family home is divided as follows:

Ground floor:

- An 8m<sup>2</sup> entrance hall
- A 10m<sup>2</sup> fitted kitchen
- A 19m<sup>2</sup> living room with decorative fireplace insert
- A toilet
- A 12m<sup>2</sup> bedroom that can be used as a living room or office.
- An adjoining 30m<sup>2</sup> garage with boiler

On the first floor:

- A 16m<sup>2</sup> landing
- A 12m<sup>2</sup> bedroom
- A 15m<sup>2</sup> bedroom
- A 17m<sup>2</sup> bedroom
- A 9m<sup>2</sup> bathroom with toilet

## LOCAL TAXES

Taxe foncière: 1114 EUR

In addition to this:

- A 13m<sup>2</sup> veranda
- A 50 m<sup>2</sup> shed
- An 8 m x 3 m fibreglass swimming pool with heat pump
- Photovoltaic panels provide electricity for the entire house and the thermodynamic water heater, with an annual yield of between €300 and €600
- All windows are double-glazed with roller shutters
- The garage door is automated
- Drainage via mains sewerage

## NOTES

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