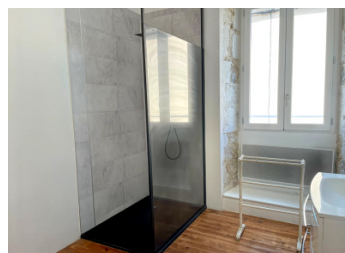


Charming French Village House with Stunning Valley Views and swimming pool



INFORMATION

Town:	Tournon-d'Agenais
Department:	Lot-et-Garonne
Bed:	6
Bath:	3
Floor:	301 m2
Plot Size:	1500 m2



IN BRIEF

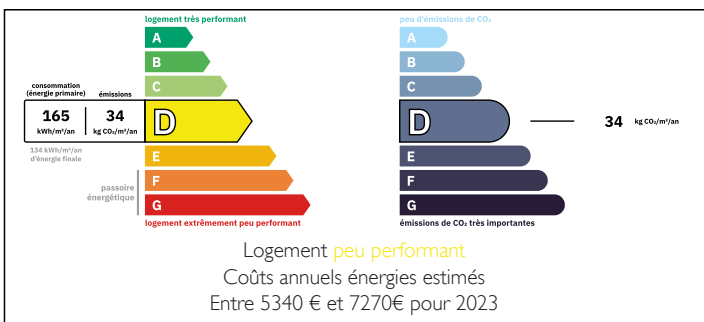
Nestled in the heart of the beautiful bastide village of Tournon-d'Agenais, this charming and character-filled village house offers authenticity, history, and breathtaking views over the surrounding valley.

Full of original features, the property showcases exposed stone walls, many authentic architectural details that create a warm and timeless atmosphere. The house perfectly combines French charm with comfortable living.

One of the property's most exceptional features is the panoramic view across the rolling countryside and valley of the Quercy region. From the house, you can enjoy spectacular sunsets and the peaceful beauty of Southwest France every day.

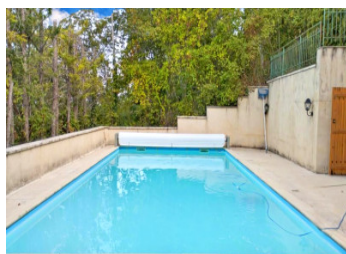
The home offers several inviting living spaces, a charming kitchen, comfortable bedrooms, and

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.



LOCAL TAXES

Taxe foncière: 3081 EUR

Taxe habitation: 2033 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

with exposed stone walls, the ground floor includes:

Entrance (7.2 m²)

Bedroom 1 (30.52 m²) with bathroom (3.61 m²) with sink, bathtub and WC

Living room 1 (23.14 m²)

Living room 2 (23.13 m²) with fireplace

WC (5.64 m²)

Kitchen (24.64 m²)

Laundry room (5.2 m²)

Hall (14.35 m²)

FIRST FLOOR left side:

Hall (4.93 m²)

Bedroom 2 (23.4 m²)

Laundry room (5.25 m²)

Bathroom (5.77 m²) with sink, bathtub and WC

Bedroom 3 (19.56 m²) with mezzanine (12.90 m²)

FIRST FLOOR right side:

Hall (7.18 m²)

Bedroom 4 (9.52 m²)

Bedroom 5 (23.4 m²)

Bedroom 6 (23.4 m²)

Shower room (7.78 m²) shower, sink, separate toilet (1.26 m²)

Attic (130 m²)

Cellar (27.14 m²) and cellar (20 m²)

Extra:

Terrace (30 m²) Fenced Garden, 13 a, with swimming pool (10mx5m) a few steps from the house. The house has double glazing and oil central heating, providing comfort throughout the year. The house has been refreshed in recent years: painting work, sanded parquet flooring, and renovated bathroom.

Fumel : 14km

Penne d'agenais 17km

Agen : 43 km

Aéroport de Bergerac 70km

Aéroport de Toulouse 113 km