

Stone village house, large garden, well and outbuilding



INFORMATION

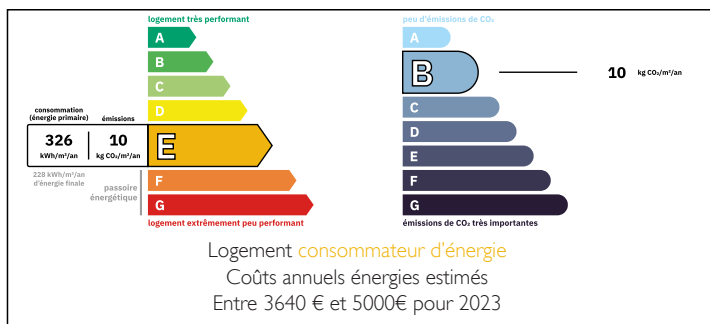
Town:	Lafitte-sur-Lot
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	197 m2
Plot Size:	3422 m2

IN BRIEF

Charming stone village house with a large garden and outbuildings

Situated at the entrance to a pleasant rural village, this authentic stone house charms with its character, spacious rooms and great potential for conversion.

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

Built over two floors, it has retained many of its original features: period fireplaces, high ceilings and a warm, welcoming atmosphere.

The ground floor comprises a kitchen with direct access to the garden, two lovely, light-filled living rooms with fireplaces, a large bathroom and a ground-floor bedroom.

Upstairs, a spacious landing leads to four bedrooms and a shower room, offering ideal space for a large family or a guest house project.

Adjoining the house, the barn offers plenty of potential for further conversion (subject to the necessary planning permission).

Outside, you will enjoy a large, flat garden, complete with a well and a garage, perfect for lovers of nature and tranquillity.

The property enjoys a convenient location, close to the village amenities, with quick access to Villeneuve-sur-Lot and the Bordeaux-Toulouse motorway.

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

LOCAL TAXES

Taxe habitation: 957 EUR

NOTES