LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45272ANS47 Price: 269 000 EUR

agency fees to be paid by the seller

Renovated 1970s house, located in a quiet area with unobstructed views and close to amenities. Enclosed ground







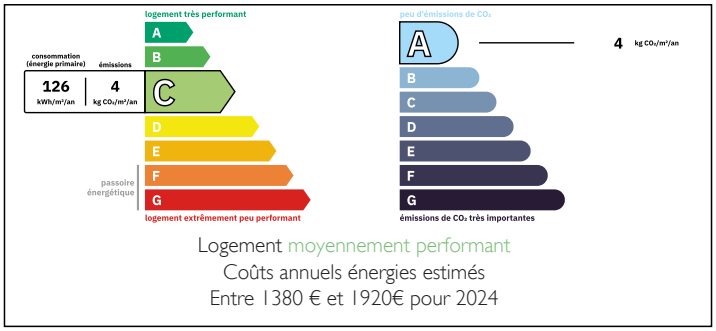








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1380 € et 1920€ pour 2024

INFORMATION

Town:	Castillonnès
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	2270 m2

IN BRIEF

Set in a peaceful setting, in the heart of the countryside and sheltered from any disturbance, this elegant, fully renovated 1970s house harmoniously combines contemporary comfort, natural light and a relaxed lifestyle.

Situated on a magnificent enclosed plot planted with fruit trees, it enjoys unobstructed panoramic views and an ideal south-facing aspect.

Upon entering, the spaciousness and light immediately captivate. The spacious and welcoming living area comprises a lounge, dining room and a fully fitted and equipped kitchen, designed to combine conviviality and functionality.

Three bedrooms, one of which has been converted into a walk-in wardrobe, a shower room and a discreet, practical utility room complete the ground floor.

The full basement, already fitted with a summer kitchen, offers excellent potential for conversion.

Outside, two pleasant covered terraces invite you to

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.

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LOCAL TAXES

Taxe foncière:	**1020 EUR**

NOTES

DESCRIPTION

Technical specifications and dimensions
Entrance hall – living room: 48 m²
Shower room – toilet (separate): 7 m²
Bedrooms: 9.10 m² / 12.50 m² / 13.70 m²
Basement: 137 m²
2,270 m² plot
Electric gate.
Energy performance rating: C
Ducted reversible air conditioning via heat pump

Key features and benefits:
High-quality renovation.
Prime location with no overlooking neighbours
Commanding view over the countryside
Great potential for developing the basement.

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