LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45858SRS47 Price: 165 000 EUR

agency fees to be paid by the seller

Country house with lots of potential, stunning views and a hectare of land

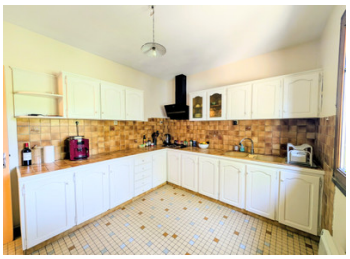














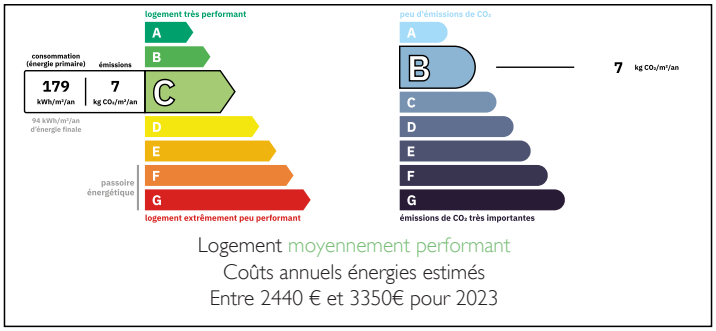
INFORMATION

Town:	Laparade
Department:	Lot-et-Garonne
Bed:	3
Bath:	0
Floor:	89 m2
Plot Size:	10000 m2

IN BRIEF

Nestled in the heart of the countryside, this house offers the perfect escape, set on a hectare of land with stunning views over a lake.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2440 € et 3350€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

With the living accomodation primarily on the 1st floor, there are 3 bedrooms, seperate kitchen, lounge/diner and an elevated patio with views of the lake. A large basement with 2 large rooms ideal for storage, hobbies or to create additional bedrooms. 2 large barns are also included.

While the house does need some work to modernise it, its a great opportunity to create your dream home in an idylic setting just a few kilometres from the stunning hilltop village of Laparade.

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

NOTES

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