

A property complex comprising two houses set in a large garden with a swimming pool and garages



INFORMATION

Town:	Lédat
Department:	Lot-et-Garonne
Bed:	7
Bath:	2
Floor:	245 m2
Plot Size:	3800 m2

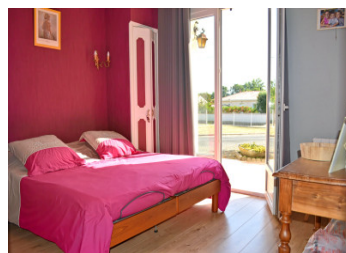
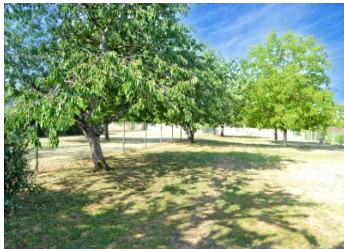
IN BRIEF

NEAR VILLENEUVE-SUR-LOT – PROPERTY WITH GREAT POTENTIAL

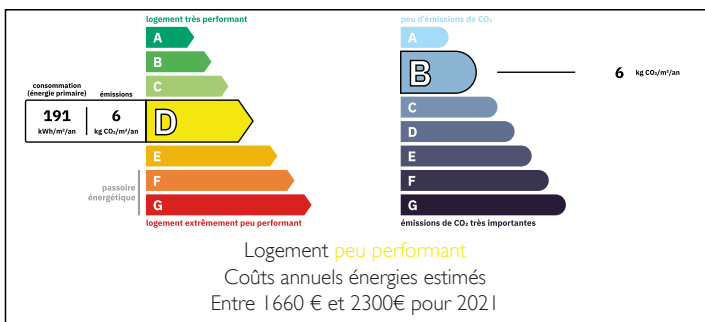
Just 40 minutes from Bergerac Airport and 7 minutes from a golf course, discover this beautiful property complex, ideal for a family home or holiday let scheme. Set in the heart of a garden featuring ornamental trees and fruit trees, with two wells, the property offers a privileged living environment just 10 minutes from the town centre of VILLENEUVE-SUR-LOT

The single-storey main house comprises an entrance hall, a cosy double-length living room with a wood-burning stove, a fitted kitchen, four bedrooms, a shower room, a utility room and a scullery.

Perfect for guests, the second dwelling features a kitchen opening onto the living room, a pantry and a shower room. The first floor comprises three

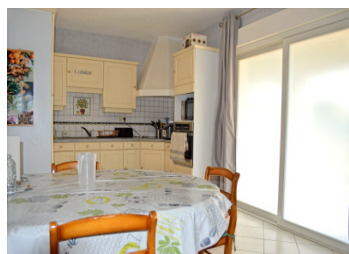


ENERGY - DPE



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

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Perfect for guests, the second dwelling features a kitchen opening onto the living room, a pantry and a shower room. The first floor comprises three bedrooms and a toilet.

Outside, a large 10x5m swimming pool is ideal for relaxation. A three-car garage, a separate garage and outbuildings complete this property with its rare features

The main house comprises:

- A 16m² entrance hall
- A 12m² kitchen
- A 32m² living room
- A 9 m² bedroom with a fitted wardrobe
- A 9 m² bedroom with a fitted wardrobe
- A 10 m² bedroom with a fitted wardrobe
- An 11 m² bedroom
- A 7 m² shower room with a walk-in shower and twin washbasins
- A 12 m² utility room
- A 13 m² scullery

The second house is laid out as follows:

On the ground floor:

- A 53m² open-plan living area comprising an

LOCAL TAXES

Taxe foncière: 2411 EUR

NOTES