LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46241AW47 Price: 460 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (433 963 EUR without fees)

Beautifully Renovated Country Home with Pool & Independant Apartments set in an Established Garden















INFORMATION

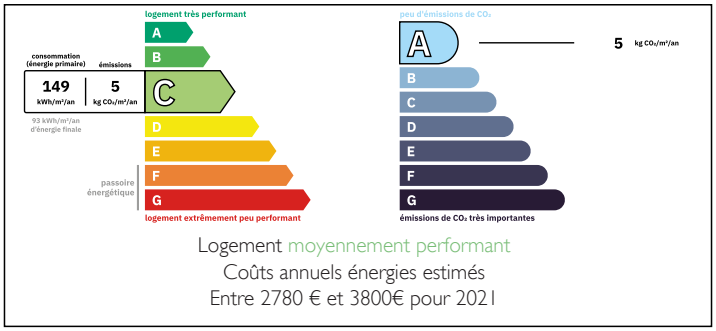
Town:	Lalandusse
Department:	Lot-et-Garonne
Bed:	6
Bath:	5
Floor:	234 m2
Plot Size:	8000 m2

IN BRIEF

Nestled in a charming village, this beautifully renovated country property offers generous living space, flexibility & excellent income potential. The main house features a spacious open-plan kitchen, dining & living area, a bedroom, bathroom & utility room. The home benefits from underfloor heating and an efficient air-source heat pump, providing comfortable and economical heating. Attached are two independent guest accommodations, each with an open-plan kitchen, lounge & dining area. One offers two en-suite bedrooms, while the other provides three bedrooms, including one en-suite, plus a family bathroom. Outside, enjoy a choice of terraces, including a covered terrace, an outdoor barbecue & oven, an 9 x 5m swimming pool & a large established garden with grapevines. A wonderful opportunity as a family home, multi-generational property or gîte business in a peaceful village setting.

Lauzun is 8 mins away, Eymet 16 mins & Bergerac with it's airport is 30 mins.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 2780 € et 3800€ pour 2021

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:	**1374 EUR**

NOTES

DESCRIPTION

Kitchen / Lounge / Diner (approx 44m2)
- Wood burner
- Underfloor heating
- Fully fitted kitchen with vitro ceramic hob

Bedroom 1 (approx 16.24m2)
- Electric velux
- Underfloor heating

Shower room (approx 6.4m2)
- Shower, wash hand basin, bidet, WC
- Underfloor heating

Walkway (approx 3.9m2)

Utilities (approx 13.7m2)
- Compressor for heat pump

Gîte 1

Kitchen / lounge /diner (approx 30.4m2)
- French doors to terrace
- underfloor heating

Bedroom 2 (approx 14m2)
- Exposed stone

Ensuite (approx 2.7m2)
- Shower, wash hand basin, WC

Upstairs

Bedroom 3 (approx 13.3m2)
- Exposed stone

Ensuite (approx 2.7m2)
- Bath, wash hand basin, WC

Gîte 2

Kitchen / lounge /diner (approx 34.6m2)
- French doors to terrace
- underfloor heating

Bedroom 4 (approx 12m2)
- Exposed Stone
- Door to garden

Ensuite (approx 2.7m2)
- Shower, wash hand basin, WC

Upstairs

Landing (approx 8m2)

Bedroom 5 (approx 10.7m2)
- Exposed stone

Bedroom 6 (approx 9.9m2)
- Exposed stone

Shower room (approx...