

Maison de maitre with 5 bedrooms and pool at the edge of a hilltop village. Ideal family home or B&B .



INFORMATION

Town:	Laparade
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	280 m2
Plot Size:	930 m2

IN BRIEF

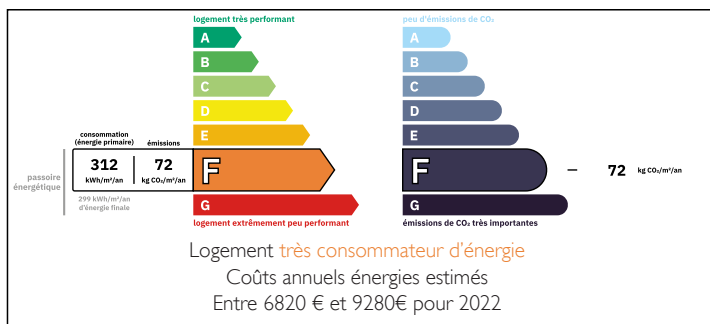
Really nice family sized house offering off street parking to the front off the square, central hallway with newly fitted kitchen and breakfast area, utility room, large square dining room with fireplace, large square lounge to the rear with fireplace with insert log burner, downstairs bedroom and newly fitted shower room, WC.

Upstairs by turned staircase to large central landing with 2 bedrooms to the front (one large enough for 2 double beds) newly fitted bathroom and Wc, 2 further bedrooms to the rear one with en suite shower room and WC, all bedrooms have fitted wardrobes. From the landing there is a large full width balcony over the gardens and pool and fabulous long distance view.

There are cellars (for the wine!) and attics.

OUTSIDE: there is a covered terrace with awnings offering a cool al fresco dining...

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.



LOCAL TAXES

Taxe foncière: 1800 EUR

NOTES

DESCRIPTION

The pool is 8.5m x 4.5m and surrounded by sunbathing terraces, it has a heat pump to heat and to cool. There are terraced enclosed lawned gardens with some lovely flowering trees. There is an attached garage currently used for storage and workshop.

The historic hilltop village offers markets and a PO, there is bread and fruit and veg delivery, a kiddies play park, and a very nice restaurant with cool terrace overlooking the fabulous view.

This nicely presented property is situated half way between Bordeaux 60kms and Toulouse 70kms in the Lot et Garonne, nearest large towns VILLENEUVE SUR LOT 25kms, and AGEN 35kms, both with all facilities including hospitals, AGEN, the capital of the region also has TGV connections. The airport of BERGERAC is 50kms away.

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