LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46497ENM46 Price: 168 500 EUR

agency fees to be paid by the seller

2011 Single-storey home – 3 bedrooms – Garden – Walking distance to shops















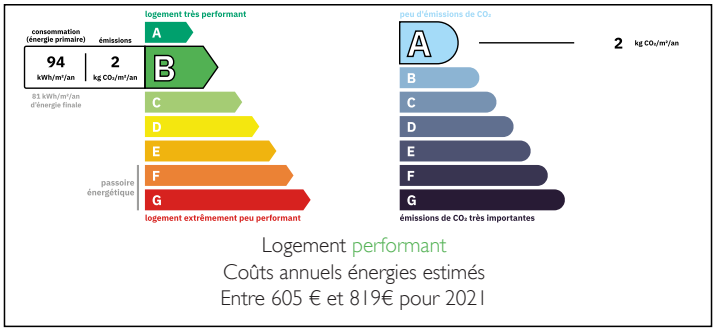
INFORMATION

Town:	Pradines
Department:	Lot
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	60 m2

IN BRIEF

Pleasant single-storey home built in 2011, ideally located within walking distance of local shops, offering a practical and comfortable lifestyle.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 605 € et 819€ 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.

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

Pleasant single-storey home built in 2011, ideally located within walking distance of local shops, offering a practical and comfortable lifestyle.

The property features a bright 44 m² open-plan living area with a fully open kitchen, creating a welcoming space for family life and entertaining.

The sleeping area comprises three bedrooms, a modern shower room, and a separate WC.

Outside, you will enjoy a pleasant private garden, perfect for relaxing or outdoor dining.

For added comfort and energy efficiency, the house is equipped with a pellet stove and a thermodynamic water heater, helping to reduce energy consumption while ensuring year-round comfort.

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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