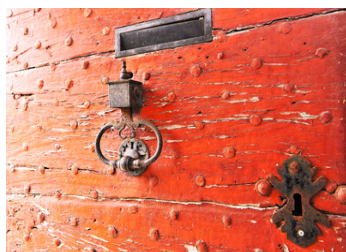


Townhouse with approximately 170 m² of living space, featuring a garage, a workshop, and a balcony.



INFORMATION

Town:	Cancon
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	170 m ²
Plot Size:	0 m ²



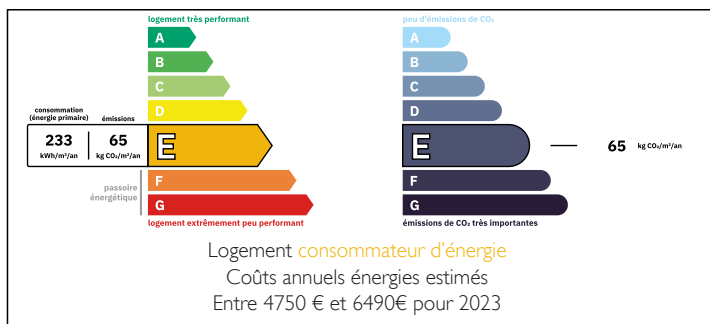
IN BRIEF

Located in the historic center of Cancon—right next to the village's shops, services, and characteristic narrow streets—this authentic home (dating from 1800–1850) offers approximately 170 m² of living space. Visitors will be instantly charmed by its traditional architecture, exposed stonework, timber framing, and warm atmosphere.

This character property features a spacious living area and three bedrooms, offering versatile layout options suitable for a primary residence, a holiday home, or even a rental investment.

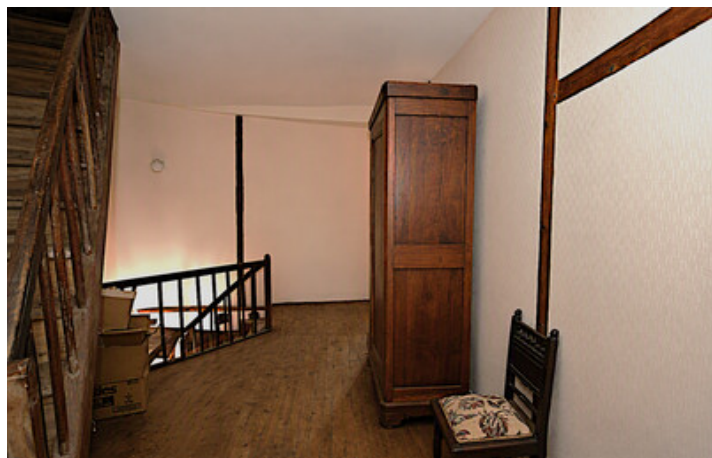
With its period materials, this home is sure to delight lovers of authenticity who wish to preserve its original charm while upgrading its comfort.

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

A basement of approximately 90 m² and a 40 m² garage—offering ample space for storage, a workshop, or further conversion—are outstanding assets in the town center of Cancon.

Additional details:

Period stone and half-timbered construction

Separate, fitted kitchen

Oil-fired heating

Fireplaces

Southeast-facing aspect

Mains drainage

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

LOCAL TAXES

Taxe foncière: 1940 EUR

NOTES