

If its a view you want, this hilltop villa and super pool has it all! Along with fields for your ponies etc.

EXCLUSIVE



INFORMATION

Town:	Port-Sainte-Marie
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	140 m2
Plot Size:	11454 m2

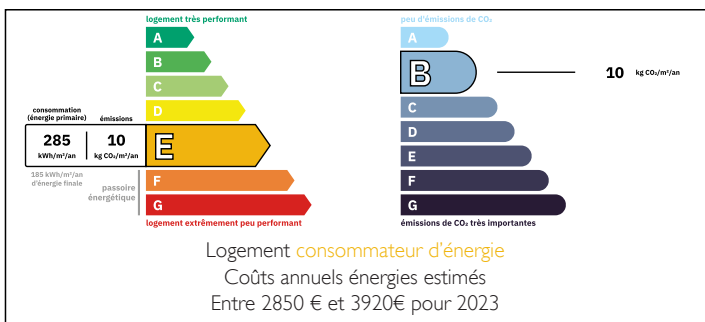
IN BRIEF

Unbeatable view looking south over the Garonne valley and on a clear day you can see the snow capped Pyrenées!

This beautifully presented villa offers entrance hallway 3m, with coat cupboard, fully fitted modern kitchen 10m2, with electric oven and gas hob, island breakfast bar and pantry cupboard. Utility room 4m2 for washer, freezer etc and with electric water heater. Hallway with built in storage cupboards, Leading to fabulous conservatory style lounge 40m2 to take in that beautiful view, and a dining room 24m2 with fireplace and insert wood burner.



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: 2074 EUR

NOTES

DESCRIPTION

There are 3 good sized bedrooms 16m² 12m² 10m², one with its own shower and washbasin, a separate WC, a family shower room with WC. There is a north side terrace and another patio off the lounge, and also large paved area leading out to the inviting swimming pool 10 x 5m.

OUTSIDE: there is a large double garage 80m² with pool equipment, a workshop and large covered wood store. Behind the garage there is a vegetable garden, there is also a garden shed, attractive lawned gardens and private driveway.

On a lower level below the house there are fields and some woodland, ideal for horses or other animals, with some outbuildings.

This property offers french country living at its best, and the furniture could be negotiated too!

Situated just 10kms from motorway access, airports of BORDEAUX 70kms, TOULOUSE 80kms, BERGERAC 68kms.

The city of AGEN is 20kms with good amenities and health centres.

Locally good shopping and markets at 2kms.

We have more photos, please ask?

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