LEGGETT IMMOBILIER INTERNATIONAL

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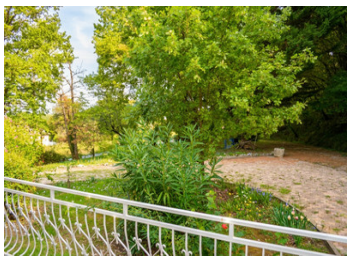
Ref: A47372JML47 Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

Near of the Lot region, a traditional house divided into two apartments on over 5,600 m of woodedland



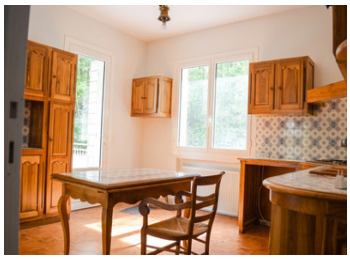












INFORMATION

Town:	Bourlens
Department:	Lot-et-Garonne
Bed:	6
Bath:	2
Floor:	193 m2
Plot Size:	5600 m2

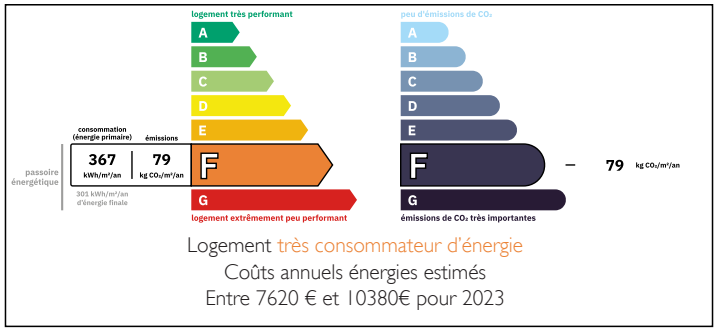
IN BRIEF

Located in Bourlens, at the gateway to the Lot department and ideally situated between the classified medieval village of Tournon-d'Agenais and the economic hub of Fumel, discover this high-quality traditionally built home. Nestled in the heart of a superb oak-tree park, it features a beautiful covered terrace for welcoming gatherings.

This rare property is divided into two independent apartments, both accessible on one level. The first offers an entrance hall, a fitted eat-in kitchen, a spacious living room with an open fireplace, four bedrooms (one with direct bathroom access), a bathroom with two walk-in showers, a guest toilet with hand basin, and a large balcony overlooking the park. The garden-level apartment includes an entrance hall, a living room, a fitted kitchen, two bedrooms, a bathroom, and a separate toilet.

A garage, a back kitchen, and a pantry complete this property. Ideal for a family home or any hospitality project!

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7620 € et 10380€ pour 2023

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:	**1429 EUR**

NOTES

DESCRIPTION

This residence is divided into:
- A ground-floor apartment comprising:
- An 11.5 m² entryway with entryway closets
- A half-bath with a sink
- A 15 m² fully equipped kitchen
- A 40 m² living room with an open fireplace and access to the balcony
- A 9 m² bedroom
- A 11 m² bedroom with a closet and access to the balcony
- A 14 m² bedroom with a closet and access to the balcony
- A 15 m² bedroom with access to the bathroom
- An 8 m² bathroom featuring two showers and a bidet

On the garden level
- A second, separate apartment:
- A 2.5 m² entryway
- A 3.76 m² bathroom
- A separate toilet
- A 12 m² fully equipped kitchen
- A 12.5 m² living room
- A 9.75 m² bedroom
- An 11.60 m² bedroom

In the outbuilding:
- A pantry measuring 18 m²
- A utility room measuring 27 m²
- A garage measuring 40 m²
- A covered patio measuring over 25 m²

Technical details:
- The windows are double-glazed aluminum
- Heating is provided by an oil-fired boiler and electric radiators
- Wastewater is treated by an independent septic tank

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