LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47456HA47 Price: 212 500 EUR

agency fees to be paid by the seller

Attractive large stone village house walking distance to town with 3 bedrooms, pool, private parking.

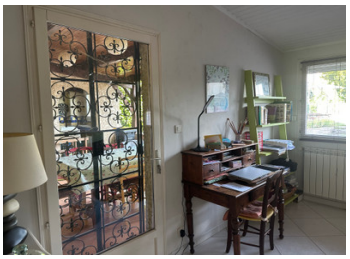














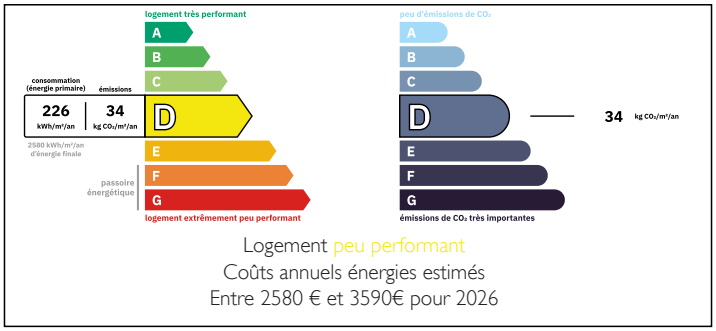
INFORMATION

Town:	Clairac
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	153 m2
Plot Size:	1180 m2

IN BRIEF

2 stone village houses knocked into one, offering spacious light rooms and a large garden swimming pool and outbuildings. (rare in a village!)
Clairac is a pretty village on the river LOT with a weekly market, supermarket, bank, hairdressers, restaurants and bars. it is also the home of the famous Garigette strawberry which is honoured with a festival every June.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2580 € et 3590€ pour 2026

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:	**2615 EUR**

NOTES

DESCRIPTION

Entrance hallway, separate kitchen with fitted units, gas hob and electric oven, large lounge with 2 windows to the front, stone fireplace with insert log burner. Separate dining room with access out to patio and gardens (could be a nice downstairs bedroom. Separate WC and shower room on ground floor. Original wooden stairs leading up to landing with 3 good sized bedrooms all with fitted wardrobes and 2 with air con units. Another WC and shower room. From the landing there is a staircase to converted attic with flooring, radiator and new velux window, and ideal space for guests, or hobby room.

OUTSIDE: covered terrace with summer kitchen, shed with recent gas condensing boiler, lawned gardens, fully enclosed with large swimming pool, and pool house, pigeonnier and various outbuildings offering garden storage and a workshop. At the end of the garden there is a gate leading ono road leading down to the river LOT, with its river beach, restaurant bar, ideal for your morning coffee or if you like to fish.

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