LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47596NJD47

Price: 389 000 EUR

agency fees to be paid by the seller

Renovated riverside townhouse with private garden and large garage in the historic centre of Nérac















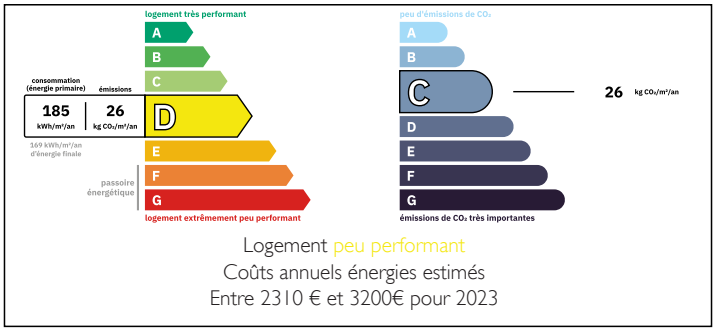
INFORMATION

Town:	Nérac
Department:	Lot-et-Garonne
Bed:	2
Bath:	2
Floor:	157 m2
Plot Size:	94 m2

IN BRIEF

A rare opportunity in the historic centre of Nérac: a beautifully renovated 2-bedroom townhouse offering approximately 157 m² of living space, a private 94 m² riverside garden, 20 m² summer kitchen and substantial 55 m² integral garage. Once associated with Nérac's historic tanning industry, the property combines period character with excellent modern comforts. Enjoy views across the River Baïse, direct access to riverside walks and the Parc de la Garenne, while Nérac's famous Saturday market, shops, cafés and restaurants are just a few minutes away on foot.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2310 € et 3200€ 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.

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47596NJD47 Price: 389 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

Set in the historic heart of Nérac, this distinctive riverside property offers a combination rarely found in the centre of town: approximately 157 m² of living space, a private 94 m² garden beside the River Baïse, a 20 m² summer kitchen and an impressive 55 m² integral garage.

Understood to have originally been one of Nérac's historic tanneries, the house reflects the close relationship between this part of the town and the river. Exposed stone and other character features provide reminders of its past, while a series of thoughtful improvements have created a comfortable contemporary home.

Its particular appeal lies in the contrast between its two sides: step out of the front door and you are in the historic centre of Nérac, just minutes from the famous Saturday market, shops and restaurants; at the rear, the house opens onto terraces, a private garden, the River Baïse and the peaceful riverside walks of the Garenne.

The house:

The accommodation is arranged over three principal levels.

Ground floor:

The ground floor provides one of the property's most unusual practical advantages: an impressive 55 m² integral garage, with ample room for two cars as well as bicycles, storage or workshop space — particularly valuable in the historic centre of Nérac.

There is also a laundry/utility area, WC and useful storage beneath the staircase.

At the garden end of the house is the 20 m² summer kitchen, an important part of the property and a natural link between the house and its outdoor spaces. From here...