LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47614SRS47 Price: 179 990 EUR

agency fees to be paid by the seller

Fully renovated luminous villa with large garden within walking distance of the village of Clairac.















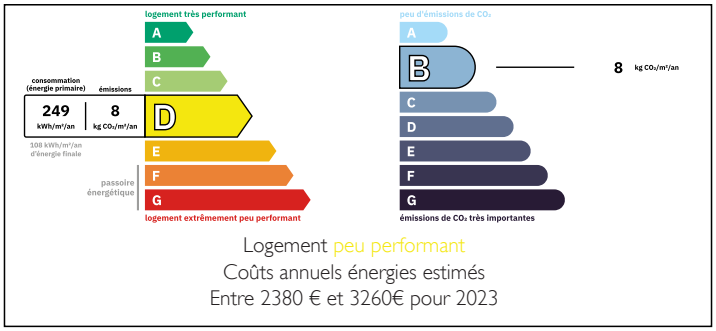
INFORMATION

Town:	Clairac
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	126 m2
Plot Size:	1569 m2

IN BRIEF

Situated in Clairac, in a pleasant residential setting and within easy reach of local shops and amenities, this semi-detached-level home, originally built in the late 1960s, has benefited from extensive renovation work since 2025.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2380 € et 3260€ 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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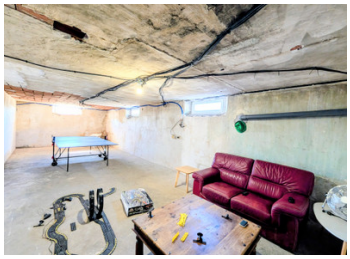
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LOCAL TAXES

Taxe foncière: **1300 EUR**

NOTES

DESCRIPTION

The main living accommodation is both luminous and comfortable overlooking the garden. There is a porch with plenty of storage leading through to the bright and welcoming living space has a fully equipped open-plan kitchen, lounge area with wood burner and leads out to a sunny large patio area (51m2) creating a lovely connection between the indoor and outdoor living spaces. It is an ideal spot for enjoying al fresco meals, entertaining friends or simply relaxing in the sunshine.

The sleeping accommodation comprises three comfortable bedrooms, together with a separate office which could easily be used as a child's bedroom. A shower room and WC complete this level.

Outside, there is a large garden with open views and a parking area with plenty of scope to further develop the garden and outdoor areas according to your needs.

A large garage and basement area complete this property with the potential to create additional living space. It could potentially be transformed into additional bedrooms, a home office, games room, workshop, leisure space or even an independent area.

A significant amount of work has already been undertaken, including:

New windows and external doors
Re-wired electrical installation
New plumbing
Repainted exterior façade
Roof in good condition
Mains drainage
Fibre-optic internet

Heating is currently provided by a wood-burning stove. The necessary electrical connections have already been installed to facilitate the addition of