LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47684JML47 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)

House on the hills above the village of Caumont with unobstructed views. Potential to create two flats

EXCLUSIVE







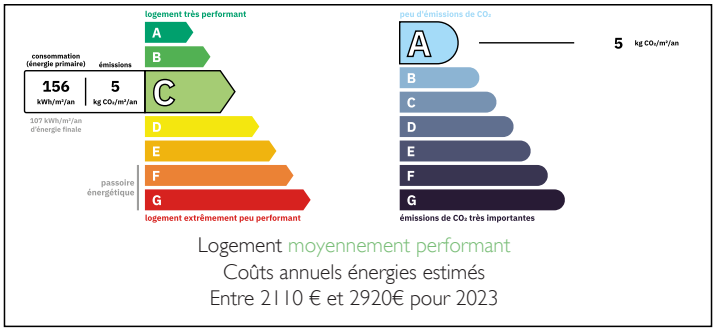








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2110 € et 2920€ pour 2023

INFORMATION

Town:	**Caumont-sur-Garonne**
Department:	**Lot-et-Garonne**
Bed:	**4**
Bath:	**2**
Floor:	**150 m2**
Plot Size:	**800 m2**

IN BRIEF

Versatile Home with Detached Garage in Caumont-sur-Garonne

Discover this private property, quietly situated in an elevated position in Caumont-sur-Garonne. Ideally located just 10 minutes from central Marmande and the A62 motorway, allowing reach to Bordeaux in 1 hour.

Perfect as a primary residence, holiday home, or rental investment, this property offers great potential with a layout easily divided into two separate apartments.

Ground floor: Living room with open-plan kitchen, large utility room, bathroom (with bath and shower), and one bedroom. Direct access to a courtyard and a private terrace.
First floor / Garden level: Entrance hall, kitchen, 3 bedrooms (one with a balcony), bathroom, and

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: **1000 EUR**

NOTES

DESCRIPTION

This lovely house comprises:

- A 26.40m² living room opening onto a 19m² covered terrace
- An 11.52m² kitchen open to the living room
- A utility room of 9.6m²
- A bathroom of 8m²
- A toilet
- A gym (or bedroom) of 9m²

Upstairs:
- A hallway of 6m²
- A bedroom of 16m²
- A bedroom of 11m²
- A bedroom of 20m²
- A 7m² balcony
- A 4m² kitchen
- A 3m² bathroom
- A toilet

A 19m² garage at street level

Technical details:
- Double and single glazing
- Heating via a pellet stove and open fire
- Hot water supplied by a storage water heater
- Mains drainage

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