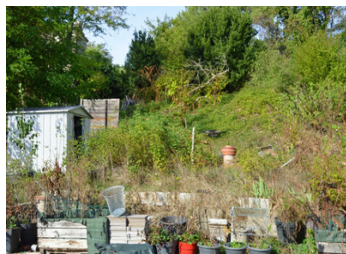
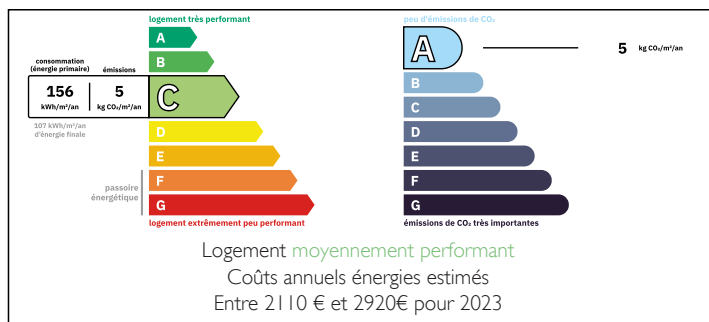


House on the hills above the village of Caumont with unobstructed views. Potential to create two flats

EXCLUSIVE



ENERGY - DPE



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.



DESCRIPTION

null

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



LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES