

Detached villa on riverside with 4 bedrooms, swimming pool and lovely established gardens.

EXCLUSIVE



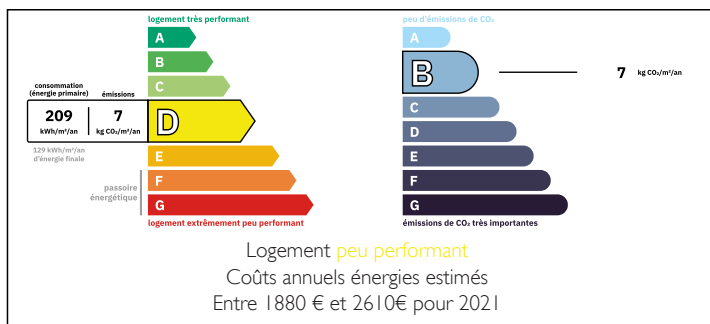
INFORMATION

Town:	Lédat
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	137 m2
Plot Size:	5000 m2

IN BRIEF

Ready to move into detached house with 4 bedrooms situated on the river near to Villeneuve sur Lot and all its year round facilities. Easy living mainly on ground floor with just one bedroom upstairs.

ENERGY - DPE



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

Entry hallway, into large open plan lounge dining room with fireplace and insert log burner, open plan kitchen. Sunroom and doors out onto full width terrace. Accommodation mainly on one level with 3 bedrooms, a bathroom and separate WC, then upstairs for a landing area and one further bedroom. Integrated large tandem garage and workshop, and boiler room cum laundry.

OUTSIDE: there are gardens to all sides, with a potager, various fruit trees and lots of colour, there is a 10m x 5m swimming pool with new telescopic cover meaning you can roll it open in the summer and pull it closed in the cooler times to offer year round swimming. There is an outbuilding at the bottom of the garden used for garden tools and a gate leading to a pathway down to the river where there is 60 mts of private river frontage, where you could fish or moor a boat. The property is fully enclosed with electric gates.

Situated 5 kms from Villeneuve sur Lot, 10kms from pretty Cassenieu very accessible to shops, schools and health services etc.

Airports Bergerac 60kms Bordeaux 75kms Toulouse 85 kms and TGV rail links in Agen 28kms.

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

LOCAL TAXES

Taxe foncière: 1372 EUR

NOTES