LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47927HA47 Price: 225 000 EUR

agency fees to be paid by the seller

Stunning stone village house with garden and off street parking.

EXCLUSIVE















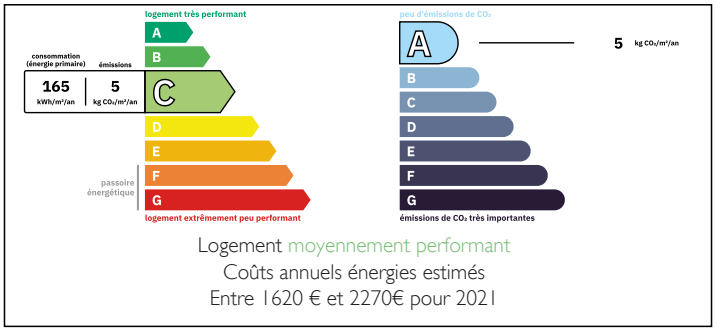
INFORMATION

Town:	Castelmoron-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	188 m2

IN BRIEF

Perfect village house in Castelmoron sur Lot, riverside village with weekly market, schools, doctors, chemist, restaurants, supermarket, hairdressers and river cafe.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1620 € et 2270€ pour 2021

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

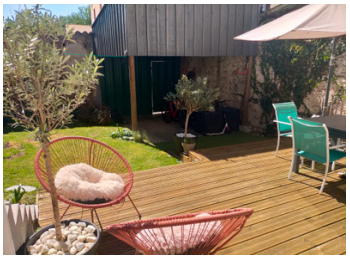
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NOTES

DESCRIPTION

Entrance porch, fabulous lounge with exposed stone and open beams, large fireplace, open plan to dining area with marble stairs leading to first floor. WC and washbasin. Wood pellet burner.
Shower room and WC.
Archway to super kitchen, arched doors to sunny conservatory, out onto decked terrace, lawned walled gardens and car port.
UPSTAIRS to 3 bedrooms, (2 good sized, 1 with its own en suite shower room with WC, and a super terrace overlooking the garden with views of the river LOT!
The loft space is also convertable.
Beautifully presented village house with lots of character, walking distance to the village facilities including medical centre, chemist, supermarket, bakeries, PO, restaurants, and of course, the river. LOT with its sandy beach, boat and canoe hire, cafe bar which sometimes has live music!!
Motorway access at 20kms, TGV station at 25kms, airports of BERGERAC 60kms, BORDEAUX 70kms and TOULOUSE 80kms.
No work needed here, ready to walk straight in!

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

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