

A 10-min drive from Eymet (24), a single-storey stone house with a guest room. No renovation work required



INFORMATION

Town:	Lavergne
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	3000 m2



IN BRIEF

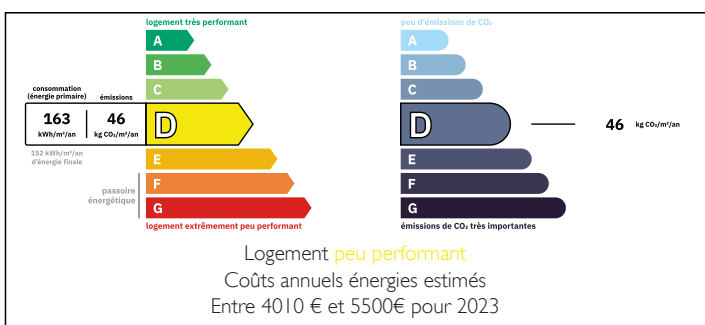
A charming and characterful home on the outskirts of Eymet

Just a few minutes from Miramont-de-Guyenne and Eymet, this sumptuous property, built from local stone, combines elegance with authenticity. Entirely and tastefully renovated, it elegantly preserves its old-world charm and original half-timbering.

The main house features a spacious living area bathed in light thanks to large bay windows offering exceptional panoramic views of the countryside. The cosy sitting room, warmed by its fireplace, invites you to relax, whilst the kitchen opens onto the dining room. The sleeping area comprises two bedrooms, each with an en-suite shower room and toilet.

A separate guest cottage with a bedroom overlooking the countryside, a shower room and a

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

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



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