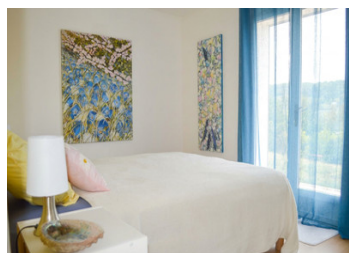
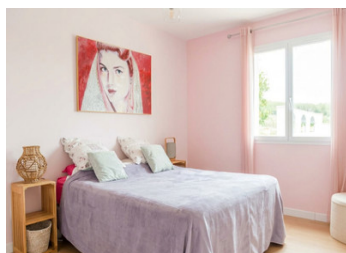
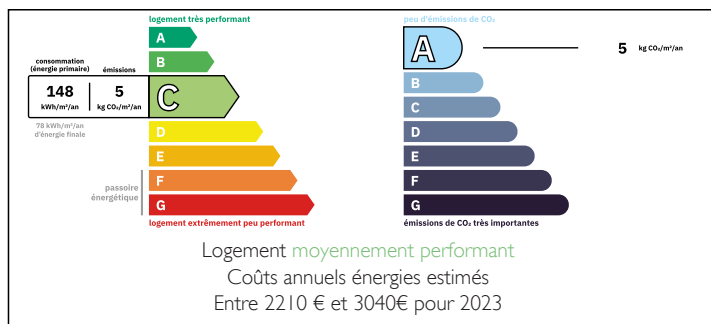


On the outskirts of the village of PUJOLS, a large contemporary house with a swimming pool and unobstructed vi



ENERGY - DPE



INFORMATION

Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	1500 m2

IN BRIEF

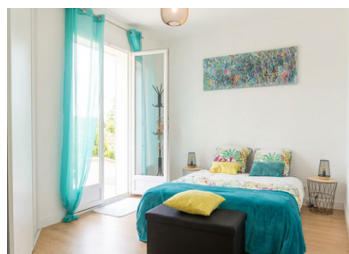
On the outskirts of Pujols, listed as one of the most beautiful villages in France, discover this bright, contemporary house built in 1997. Set on a single level, it offers unobstructed and tranquil views over the surrounding hillsides and meadows.

The property opens onto an entrance hall leading to a separate kitchen-diner, then to a very large, light-filled living area combining a lounge, dining room and relaxation area. The sleeping area comprises four bedrooms, including a suite with its own shower room and WC, as well as a separate bathroom and a separate WC. A practical utility room and a carport complete the interior.

Outside, you'll enjoy a fully fenced garden – a true haven of peace featuring a swimming pool and pool house, ideal for sunny days. A rare opportunity combining modern comfort, tranquillity and an exceptional setting.

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

This high-quality property comprises:

- An entrance hall of 4.62m²
- A fitted kitchen of 16.50m²
- A living room of 48m²
- A bedroom of 12m²
- A bedroom of 9.8m²
- A bedroom of 9m² with a shower room of 6m² including a toilet
- A bedroom measuring 11.30m²
- A bathroom measuring 7.50m² with a shower and a spa bath
- A storage area measuring 3m² with a separate toilet measuring 2.40m²
- A utility room measuring 24.21m²

Technical details:

- The windows are aluminium double-glazed
- Underfloor heating is electric
- Reversible air conditioning is provided by a heat pump
- Hot water is supplied by a separate water heater
- The 9 x 4.5 swimming pool with diving pit can be treated with salt or chlorine. The liner is in very good condition
- Wastewater is discharged via the mains drainage system

LOCAL TAXES

Taxe foncière: 1693 EUR

NOTES

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