LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48501HA47 Price: 318 000 EUR

agency fees to be paid by the seller

**Spacious modern villa set on the outskirts of busy market riverside town with railway station.**















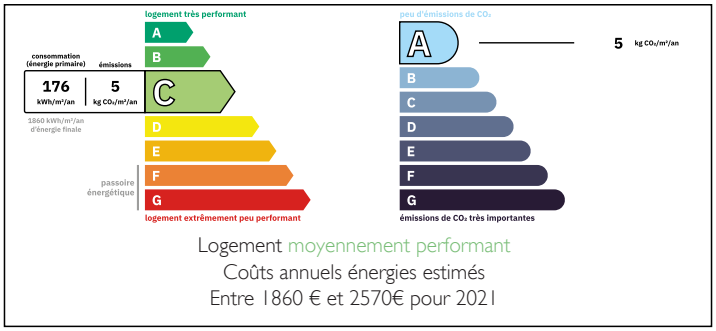
# INFORMATION

| | |
|---|---|
| Town: | Tonneins |
| Department: | Lot-et-Garonne |
| Bed: | 6 |
| Bath: | 3 |
| Floor: | 206 m2 |
| Plot Size: | 9968 m2 |

# IN BRIEF

Live the country life on the outskirts of town!
Nicely presented villa built in 2008 on 2.2 acres of enclosed grounds, just a short drive out of town where you can find all facilities, including 2 markets a week, a large shopping hypermarket, health care and a railway station for quick connection to international airports of Bordeaux and Toulouse.

# ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 1860 € et 2570€ 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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **2427 EUR** |

## NOTES

## DESCRIPTION

Entrance hallway with stained glass window, all open plan into large lounge/diner 52.50m2 with 2 large windows onto front terrace and gardens, a corner GODIN insert wood burning stove and under floor heating add to your comfort. Open plan kitchen with central unit and fitted dish washer, oven, microwave, induction hob, extractor, and fridge. door through to utility room with fixtures for washing machine, sink unit, water softener unit, and electric meters. the kitchen has access onto covered terrace for al fresco dining where there is a BBQ and access to swimming pool and paved terraces.Door through to double garage, converted into a large bedroom with separate deluxe shower room with walk in rainfall shower, WC washbasins and heated towel rail, (this room was converted especially for a rental unit). There is also a workshop.

To the other end of the house , there is an office (or bedroom), separate WC, the main bedroom with dressing room and en suite shower room with WC and washbasins, 2 further bedrooms and a large bathroom with italian shower, corner bath, double washbasins and heated towel rail. All rooms have access onto full width covered terrace.

OUTSIDE there is 1 hectare of enclosed gardens, with private driveway, electric gates, swimming pool, fruit trees, chicken enclosure, vegetable garden and a nice view looking south as it is elevated. The drainage is by septic tank (conforming).

This house is perfect if you are looking for a quiet life, near amenities, with no work needed. It has all mod cons including underfloor heating, air con, wood burner, double glazing, good insulation, spacious living areas,, 6 bedrooms if you include the office, plenty of parking and good privacy.

Ask for more photos.

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