LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48602JML47 Price: 205 000 EUR

agency fees to be paid by the seller

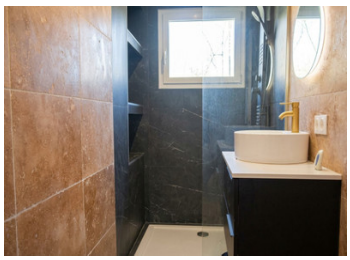
In the countryside, a four-bedroom house in need of further renovation, with a garden.







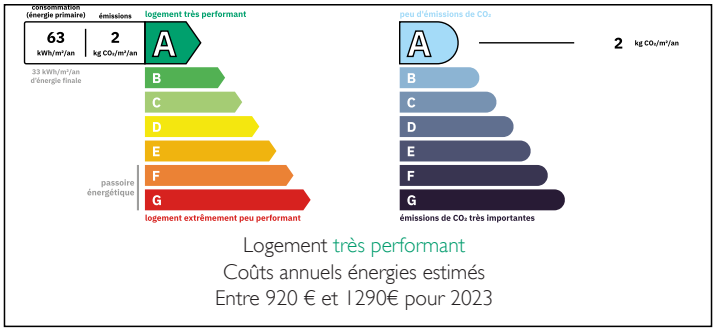








ENERGY - DPE



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Entre 920 € et 1290€ pour 2023

INFORMATION

Town:	Saint-Sylvestre-sur-Lot
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	148 m2
Plot Size:	2780 m2

IN BRIEF

Just minutes from the town center of Saint-Sylvestre and the classified village of Monflanquin, discover this charming countryside house in a peaceful setting with unobstructed views of the surrounding hills.

The upper floor has been entirely renovated with taste and high-quality materials (travertine flooring, double glazing). It features ducted heat pump heating and comprises: a veranda, a bright living space, a fully fitted and equipped open-plan kitchen, two bedrooms (one with a walk-in wardrobe), a shower room, and a toilet.

The lower ground level offers great potential, featuring two bedrooms to be finished, a playroom, a laundry room, and a room that can be converted into an additional shower room.

Outside, you will enjoy a large, fully fenced garden and orchard, along with a terrace waiting to be

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: **1104 EUR**

NOTES

DESCRIPTION

This property comprises:

- A 7m² conservatory
- A 31m² living room
- A fully fitted and equipped 18.11m² kitchen
- A 10.67m² bedroom
- A 14.7m² bedroom with a walk-in wardrobe
- A 4.20m² shower room

On the garden level:
- A 18m² bedroom
- A 17m² bedroom
- A 30m² games room
- A room measuring 5.52m²

Technical specifications:
- Heat pump heating with ducted system upstairs and air conditioning on the garden level. Thermostats in every room
- Hot water supplied by a thermodynamic water heater
- Aluminium double glazing with electric roller shutters
- Wastewater disposal via a septic tank

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