LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48683AW47 Price: 160 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (150 000 EUR without fees)

Delightful Single Story Property with Terrace, Views & Garage Nestled in a Quiet Residential Area







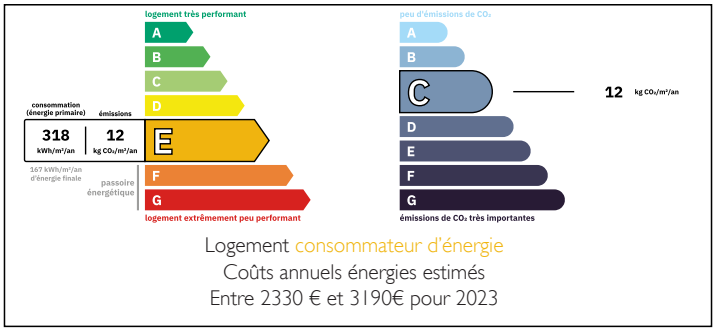








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2330 € et 3190€ pour 2023

INFORMATION

Town:	Saint-Pardoux-Isaac
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	80 m2
Plot Size:	1071 m2

IN BRIEF

This attractive and well-maintained single-storey home is situated in a pleasant residential area and offers comfortable, practical living accommodation, along with an enclosed garden of approximately 1,000 m². The property features a bright and welcoming living space, with a dining area and fitted kitchen that opens directly onto a lovely covered terrace. Overlooking the rear garden and neighbouring fields, the terrace provides an ideal setting for outdoor dining, entertaining or simply relaxing and enjoying the peaceful countryside views. The accommodation also includes 3 bedrooms, one of which benefits from its own toilet & washbasin, a family shower room and a separate WC.

Outside, the fully enclosed garden offers plenty of space & an attached garage provides additional parking or useful storae space. This property would make an ideal permanent residence, retirement home or easy-to-maintain holiday home.

10 mins to Eymet &...

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.
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LOCAL TAXES

Taxe foncière: **813 EUR**

NOTES

DESCRIPTION

Entrance (approx 2m2)
- Cupboards
Dining / Sitting Room (approx 17.3m2)
- Tiled floor, electric radiators
Kitchen (approx 26.7m2)
- Fully fitted including induction hob
- Doors to covered terrace & garden
Master bedroom (approx 12.2m2)
- Laminate flooring, electric radiator
Bedroom 2 (approx 9m2)
- Laminate flooring, electric radiator
Bathroom (approx 5m2)
- Shower, wash hand basin, heated towel rail
WC (approx 1.3m2)
Corridor (approx 3m2)
Bedroom 3 (approx 12.3m2)
- Door to covered terrace & garden
- Laminate flooring, electric radiator
Ensuite (approx 2m2)
- WC, wash hand basin
Garage (approx 20.5m2)
- Boiler, sink, shelving

Garden shed

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

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