LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48721JML47 Price: 425 000 EUR

agency fees to be paid by the seller

**SAINTE BAZEILLE. Stunning views from this contemporary house, built in 2012, situated in a quiet location**







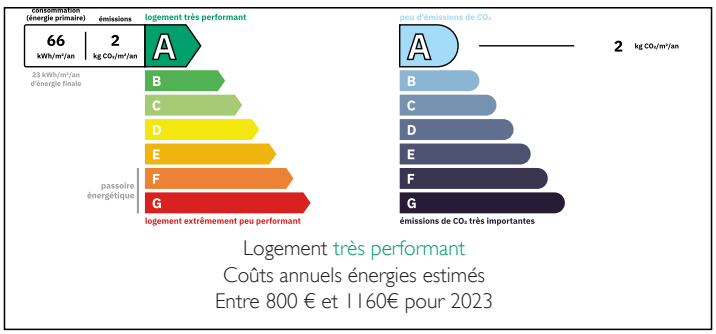








## ENERGY - DPE




Logement très performant
Coûts annuels énergies estimés
Entre 800 € et 1160€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Sainte-Bazeille |
| Department: | Lot-et-Garonne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 124 m2 |
| Plot Size: | 2500 m2 |

## IN BRIEF

Located in Sainte-Bazeille, a highly sought-after town just one hour from Bordeaux and close to Marmande with all amenities, schools, and a train station, discover this splendid contemporary home set on the heights, offering a unique panoramic view of the valley.

Upon entering, you will be charmed by a light-filled living space featuring an open-plan kitchen and a mezzanine, leading directly to a vast terrace with breathtaking views. The sleeping area offers three comfortably sized bedrooms and a full bathroom complete with both a shower and a bathtub.

On the garden level, the converted basement includes a summer room with a kitchen and ample storage space, ideal for entertaining guests. An enclosed garage completes the interior layout.

Outside, enjoy a beautiful swimming pool area for

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:** | **2184 EUR** |

## NOTES

## DESCRIPTION

This spacious, contemporary property comprises:
On the ground floor:
- A 3m² entrance hall with built-in cupboards
- An 8m² fitted kitchen
- A 53m² living room
- An 8m² utility room
- An 11m² bedroom
- A 10m² bedroom
- A 9m² bedroom
- A 7.96m² bathroom

In the basement:
- A garage
- A summer room with a kitchenette and storage space

Technical details:

- The 4 m x 7.5 m swimming pool uses a salt-water system
- Heating is provided by an electric air-conditioning system and electric radiators
- Hot water is supplied by an electric water heater
- All windows are aluminium double-glazed with electric roller shutters

Wastewater is managed via a septic tank

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