LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48778ILG47 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

House located between Marmande and Miramont-de-Guyenne.















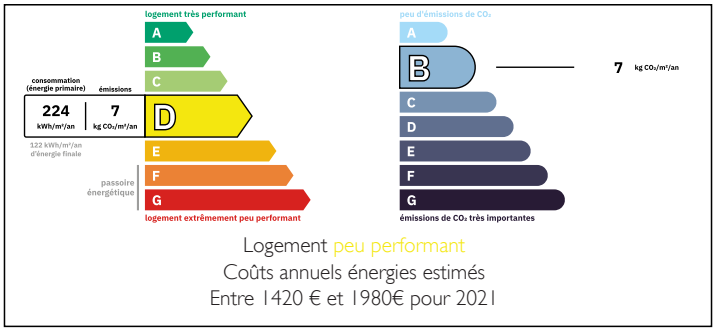
INFORMATION

Town:	Seyches
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	9980 m2

IN BRIEF

Single-Storey House with Lake Views – An Exceptional Setting!

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1420 € et 1980€ 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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NOTES

DESCRIPTION

A PRIVILEGED LIFESTYLE, GREAT POTENTIAL AND EXCITING POSSIBILITIES TO MAKE IT YOUR OWN!

Set in a pleasant environment with lovely views over a lake, this attractive 92 sqm detached single-storey house, built in the 1980s, offers a wonderful opportunity to enjoy peaceful living.

Practical and full of potential, the property offers a well-designed layout for comfortable everyday living. The house features a spacious kitchen with the possibility of opening it up to the living room, creating a lovely open-plan space, perfect for entertaining and family life. The sleeping area comprises three bedrooms, all with built-in wardrobes.

A cosy living room with a fireplace completes the accommodation, adding warmth and character to the home.

Outside, the additional buildings are a real bonus, including an attached garage, a cellar and a separate outbuilding which could accommodate a second vehicle, be used as a workshop or provide additional storage space.

KEY FEATURES:

Lovely lake views and pleasant surroundings
Detached single-storey property
92 sqm of living space
Three bedrooms with built-in wardrobes
Spacious kitchen with potential to open onto the living room
Fireplace
Insulated walls
PVC double-glazed windows
Traditional roof structure
Attached garage, cellar and separate outbuilding

A property with plenty to offer, ideal for those seeking a peaceful lifestyle, with the opportunity to personalise and adapt the living spaces to suit their own tastes and needs.

Come and discover its potential and let yourself be charmed by its attractive surroundings!

Information about risks to which this property is