LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48827JML47 Price: 396 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (380 000 EUR without fees)

In the centre of the village of MEILHAN SUR GARONNE, a large 5-bedroom property with access to the canal.







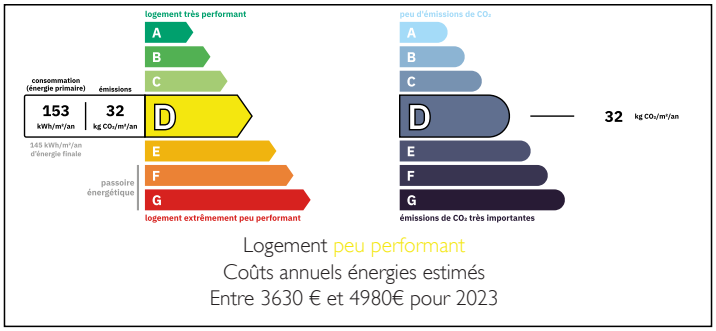








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3630 € et 4980€ pour 2023

INFORMATION

Town:	Meilhan-sur-Garonne
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	308 m2
Plot Size:	22000 m2

IN BRIEF

Just one hour from Bordeaux, in the heart of Meilhan-sur-Garonne, a charming village in the Lot-et-Garonne department, renowned for its panoramic viewpoint overlooking the Garonne Valley, this property enjoys a prime location, just a 3-minute walk from local amenities, with direct access to the Garonne Canal.

Surrounded by a magnificent landscaped park, partly fenced and featuring oak trees, cedars, fruit trees and a well, this character home offers spacious accommodation: circular entrance hall, bright living room with fireplace, dining room with enclosed wood-burning stove, kitchen/diner opening onto a terrace and conservatory, bathroom, bedroom/study and WC. Upstairs, a circular landing leads to 4 bedrooms, one with an en-suite shower room and another with a washbasin, plus a bathroom.

The basement includes a games room, study, storage

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:	**2350 EUR**

NOTES

DESCRIPTION

This unusual property comprises
- A circular entrance hall of 18m²
- A living room of 43m² with a fireplace
- A dining room of 28m² with a closed fireplace
- A kitchen of 15m²
- A conservatory of 16m²
- A bathroom of 6m²
- A study of 17m² which could be used as a bedroom

On the first floor:
- A circular landing of 18m²
- A bedroom of 15m² with a fitted wardrobe
- A bedroom of 17m² with a fitted wardrobe
- A bedroom of 15m² with an en-suite shower room of 4m²
- A bedroom of 22m² with a washbasin
- A bathroom of 8m²

In the basement:
- A 50m² games room
- An 18m² storeroom
- A 12m² study
- A 23m² garage with a boiler

Outbuildings:
- A 28m² garage
- Two 34m² garages, one of which has an electric gate
- A 165m² shed
- A small outbuilding of 16m²

Technical details:
- Double-glazed windows
- Dual-flow ventilation system
- Oil-fired central heating
- Hot water supplied by a storage water heater
- Mains drainage via a lift pump for the basement
- Fibre broadband

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