

Charming stone house on three levels and its large garden. In a lovely village.



## INFORMATION

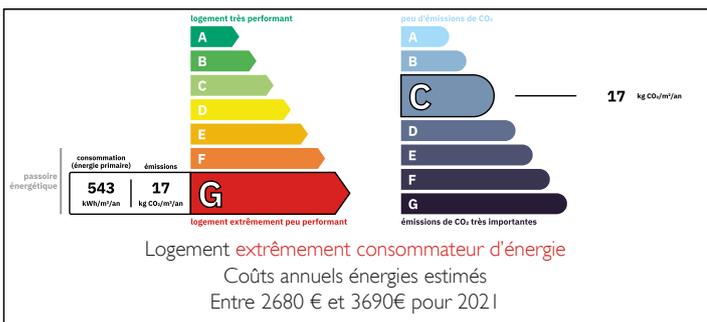
Town:	Saint-Pastour
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	96 m <sup>2</sup>
Plot Size:	2999 m <sup>2</sup>



## IN BRIEF

Charming stone house on three levels in a lovely village. It offers a bright living room with an outstanding view, three bedrooms, a bathroom, a covered terrace, a garage all on a plot of approximately 2999 m<sup>2</sup>.

## ENERGY - DPE



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.



## DESCRIPTION

A house with cellar and terrace comprising :

in the basement: a fitted kitchen,

on the ground floor: an entrance hall, a bedroom, a shower room and WC, a living room with fireplace,

on the first floor: a hall, two bedrooms, a bathroom, WC and an attic,

Land around.

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

## LOCAL TAXES

**Taxe foncière: 478 EUR**

**Taxe habitation: EUR**

## NOTES