

Spacious, quality detached house on the edge of a small market town with 3-4 bedrooms and room to expand.

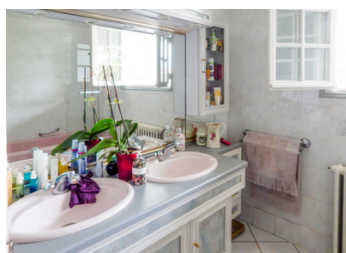


INFORMATION

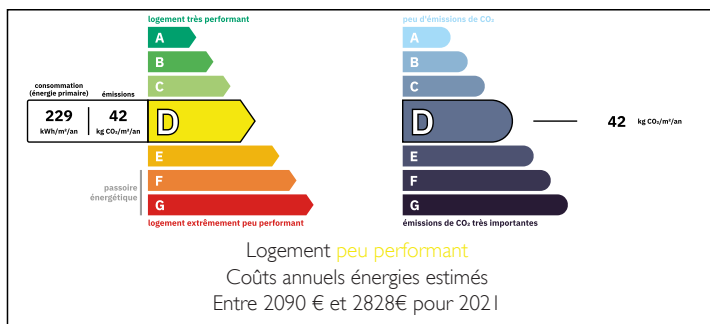
Town:	Clairac
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	3460 m2

IN BRIEF

Large detached house situated with walking distance into a riverside market town on the river LOT. Good sized garden fenced on all four sides, private parking, rose garden, fish pond, fruit trees and long private back garden. Wooden above ground swimming pool.



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.



LOCAL TAXES

Taxe foncière: 1481 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Main floor.

Impressive entrance hall 13.75m² with chequered floor tiles and marble tiled, and wrought iron staircase to upper floor. Fully fitted kitchen 14.10m² with hand made units and door onto front balcony, utility room 8m², lounge 24.20m² with wood burner and fireplace, doors out onto front and side balconies. Separate toilet and spacious bathroom 8.20m² with twin basins, vanity unit, bath, bidet and shower, off the central hallway with fitted cupboards. BEDROOM 1 16m² with fitted wardrobes and wood floor, BEDROOM 2 14.06m² with fitted wardrobes and wood floor, 3rd BEDROOM 11.65m² with fitted wardrobes and door onto side balcony (currently used as dining room.)

Downstairs.

Access to integral garage/workshop 32m² and utility housing Buderus gas fired central heating boiler and sink, BEDROOM 4 16m² and huge space 27.40m² with kitchen area, dining space and lounge area, plus shower room and WC, door out to back garden.

EXTERIOR: large private rear lawned garden with charming summer dining area under a walnut tree, another separate garage 32m², plum, fig, cherry and apple trees, a well and integral watering system, fish pond and rose garden.

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