

Renovated 4 bedroom, 2 bathroom house in a popular village with shop, restaurant, post-office and hairdresser.



INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	175.25 m2
Plot Size:	755 m2

IN BRIEF

This house has been renovated to include 4 bedrooms (1 with dressing room), 2 bathrooms (1 en-suite), 2 reception rooms, kitchen, and downstairs WC. There are wood-burners in both reception rooms.

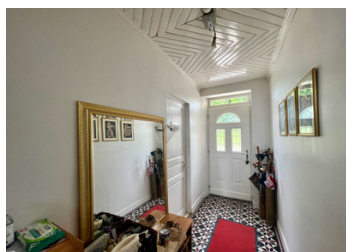
The double-aspect reception rooms open via french doors onto a large, covered terrace, where you can enjoy views over the garden and vineyards, and the sunsets.

The house is double-glazed and there is a cellar and an attic.

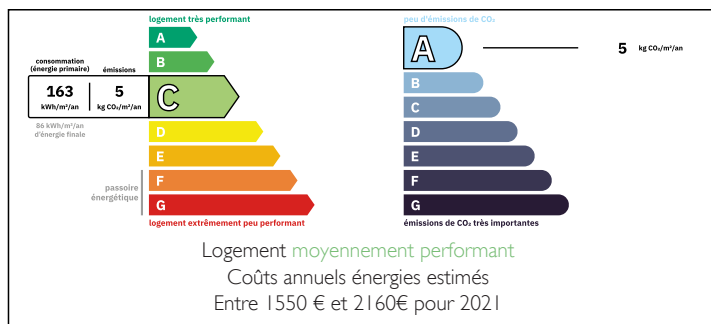
There is mains drainage and water.

Heating is by wood-burners and electric radiators.

Outside there is a separate studio / workshop with power, and water could be added easily if required. There is also a garage, and a well. The well stocked garden has space for a pool, subject to planning permission



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

Ground floor

Entrance hall - patterned tiles - 6.90 m2

WC - 1.65 m2

Kitchen - french doors - 20.56 m2

Dining room / living room - woodburner & french doors - 30.49 m2

Salon - woodburner & french doors - 30.24 m2

First floor

Upper hall - 5.54 m2

Bedroom 1 - with dressing room - 22.44 m2

Dressing room - 9.09 m2

Bedroom 2 - with en-suite - 13.10 m2

En-suite - WC, shower, wash-basin - 3.52 m2

Bedroom 3 - 10.73 m2

Bedroom 4 - 10.32 m2

Family bathroom - WC, bath, shower, wash-basin - 10.66 m2

Outside

Workshop / studio - 20.47 m2

Garage - 23.42 m2

Covered dining terrace - 33.48 m2

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

LOCAL TAXES

Taxe habitation: EUR

NOTES