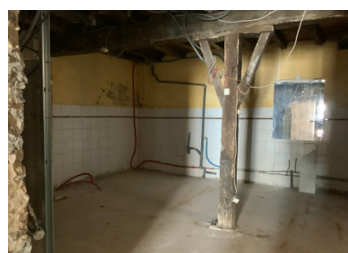


Town house in the heart of Mézin to be fully renovated – bags of potential here and priced to sell.

EXCLUSIVE



INFORMATION

Town:	Mézin
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	0 m2

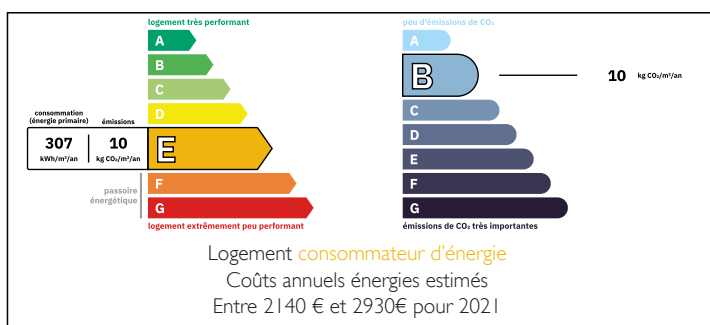
IN BRIEF

This property needs a total renovation inside but it represents a fantastic opportunity for someone to create a wonderful family home and at an exceptional price.

The house needs work but with over 116 m2 square of potential living space there is plenty of scope here to add value and would make an ideal project.

Priced to sell: viewing highly recommended to appreciate the full potential.

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

This property is on an attractive street near the centre of the village. There are far reaching south facing views.

The front entrance enters into a large open plan living area (42m²) with a large brick fireplace and partially exposed brick walls. There are double windows to the front, one window at the side and stairs leading to the first floor. The floor is neatly tiled and the electricity has been recently installed. Towards the back of this room is a small utility area with sink where there used to be a small kitchen.

Steps lead to a back room (26m²), which could make a large kitchen or additional rooms as required. There is cement flooring over the whole room and plumbing and electricity have been installed.

Wooden stairs lead to the first floor with a small landing and two bedrooms. On the right is the main bedroom (28m²) with two large windows over the front of the house and carved wooden fireplace. There is a small-integrated room with a window as well as large built-in cupboard. A set of steps lead to an extra storage area above the staircase.

The second bedroom (16m²) has a stone fireplace and original windows. There is a door from this bedroom that leads to a further room (6m²), which has a set of stairs to the attic and the boiler. There is a corridor from this room, which connects back to the landing. The attic could give scope for...

LOCAL TAXES

Taxe foncière: **624 EUR**

Taxe habitation: **EUR**

NOTES