

Village house near Castillonnes in need of restoration. Garage, workshop. 400 m2 garden.

EXCLUSIVE



INFORMATION

Town:	Montauriol
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	150 m2
Plot Size:	400 m2

IN BRIEF

Situated in a quiet village square close to the Bastide town of Castillonnes and its amenities, this large village house is looking for someone to breathe new life into it, as a permanent residence or holiday home.

This house is full of character and has generously proportioned rooms. It will need renovation, but is very solid and structurally appears to be in good condition.

The house really does have a lot of potential and the location is interesting given the proximity of Castillonnes, Villeréal and even Bergerac centre, 25 minutes away.

Bakery, restaurant and organic canning factory in the village.

Outside, the garden with well is flat. It could easily accommodate a vegetable garden and a few fruit trees, or even a swimming pool.

The house is connected to mains drainage. Fibre in the village. Central heating.



ENERGY - DPE

DPE blank.

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

On the ground floor, there is a large entrance hall with a fireplace and wood burner, followed by a lounge with views over the garden, a partially fitted kitchen and another room with an old fireplace that could be used as a dining room.

A staircase takes you from the entrance hall to the first level, which comprises four generous-sized rooms, three of which are currently used as bedrooms. The remaining room is used as an office. This floor will need a new bathroom.

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

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES