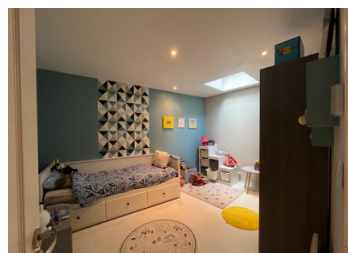


## A Blend Of Old Stone With Modern Lifestyle In The Heart Of A Charming Village



## INFORMATION

Town:	Lavardac
Department:	Lot-et-Garonne
Bed:	6
Bath:	2
Floor:	327 m2
Plot Size:	325 m2

## IN BRIEF

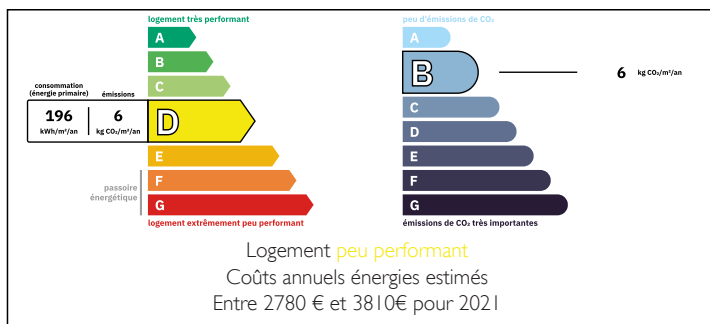
In the heart of the lovely village of Lavardac in south west France you will be charmed by this lovely light and airy town house and all that it has to offer.

Has been renovated with all modern comforts whilst keeping the charm and character of the old stone and high ceilings.

This family home offers total of 327 sqm of living space, whilst there is no garden there is a very large private terrace with its summer kitchen.

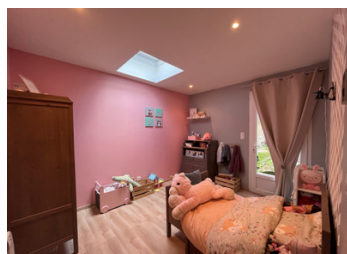
You are also within walking distances to all amenities, a lovely local farmer's market once a week sell all fresh products. You are also not far from larger towns such as Nérac only a few minutes away, Agen is roughly 25 minutes and Bordeaux and Toulouse are roughly an hour away via the motorway.

## 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:** 1858 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Come and be charmed by this old stone home full of character, updated with all modern comfort, whether it be revisable air conditioning, a modern kitchen with all modern comforts, electric shutters and garage door, a videophone, an alarm and lots more.

The ground floor offers :

A large entrance - 14 sm

A garage - 50 sqm

The first floor offers :

Hallway - 15 sqm

Toilet - 2 sqm

A large living area with open spaced kitchen fully equipped and bar - 78 sqm

Pantry - 9 sqm

A mezzanine over the living area with shower room and toilet - 40 sqm

A large terrasse with summer kitchen - 67 sqm

On the other side of the hallway there are more rooms but they are only partially renovated, so will need to be finished. In total you have 4 rooms, a bath and toilet and a large hallway giving you a little more than 68 sqm of living space.

At the of the hallway you have stairs leading down to 3 bedrooms and a very large bath.

Tv room - 11 sqm

Bedroom - 14 sqm

Bedroom - 12 sqm

Bedroom - 10 sqm

Bathroom - 20 sqm ( has shower and bath )

Toilet - 2 sqm

Large closet - 5 sqm

Easy to go straight through from the garage to the bedrooms via the hallway after an evening out.

This property comes with a hairdressing salon ( currently rented out, so incoming income ) has its