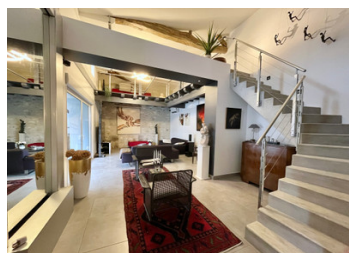


Modern Lifestyle In Old Stone Bones



INFORMATION

Town:	Lavardac
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	839 m2

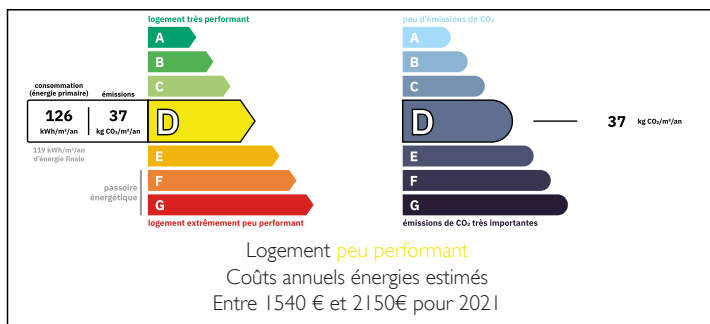
IN BRIEF

The magic of old stones with modern decoration. This old stone property has been completely renovated five years ago with all modern comforts whilst keeping in each room a piece of the old charm. This jewel you will find in a village not far from the lively town of Nerac and the old bastide of Vianne in the heart of the Lot et Garonne in south west France.

From the gardens, pool and its large terrace all through the each room of this property you will be completely seduced and charmed by the high standard, done with lots of taste.

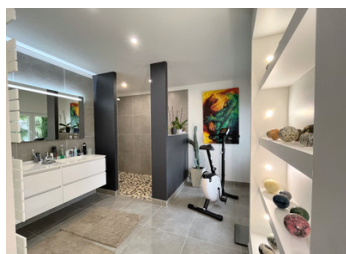
Whilst in a quiet village you are not far from main towns with all amenities.

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: **830 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

This light and bright home completely renovated needs no work to be done, you can just move right in, it includes all modern comforts. The easy flowing into one room to the other onto the covered terrace and the pool will make you feel just right at home. Interested? Read on!

This property offers :

A hallway : 8sqm

A fully equipped kitchen with view and access to the terrace : 22sqm

Living room with access to the terrace : 38sqm (offers a water mirror)

A laundry room with a back kitchen : 26sqm

Toilet : 1.5sqm

An ensuite bedroom with a large walk-in closet and a XXL bathroom : 34sqm

1st floor offers :

Bedroom : 26sqm

Bedroom : 18sqm

Shower room : 2sqm

Toilet : 1.5sqm

The outside :

A covered terrace on one side but goes all around the salt water pool, wonderful for drinks and meals with friends and family. The pool is a 9 x 4 and has a rigid electrical rolling curtain and the garden superbly done a real treat for the eyes. There is an outside shower and the technical room for the pools machinery.

To the side of the house there is a summer room with a beautiful view through the large window where the owner often has his coffee in the mornings, but this can easily be transformed into an office for business or an artists room and joining this room is a storage room that can easily be transformed into a bathroom.

Whilst there is no garage there is...