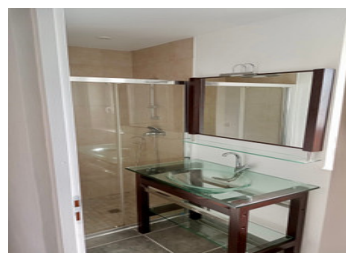
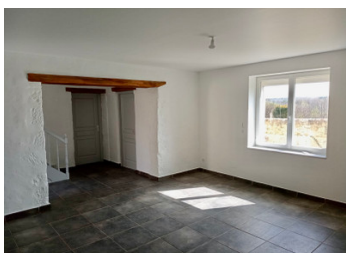


## Charming Stone Renovated Family Home



## INFORMATION

Town:	Pompiet
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	1440 m2

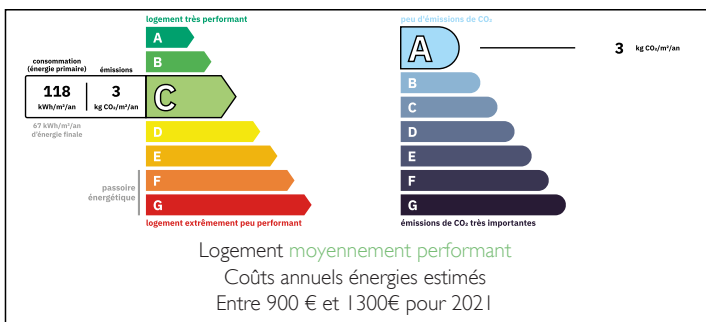
## IN BRIEF

Situated in the Lot et Garonne, south west of France a perfect stone family home that has been completely renovated. Charming light and bright best describes this house, no works needed, you just settle right in.

This property is in a hamlet I the village of Pompiet not far from other towns such as Lavardac, Nérac, Barbaste and the medieval town of Vianne.

Life is a pleasure lots of fun things to do and visit all year round.

## 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:	1500 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

This home is not only completely renovated but also completely enclosed for your pets safety. It sits on 1440sqm of land and if you wish can buy more. Light and cool and with all modern comforts including fiber optic, reversible air conditioning and no septic tanks to deal with as it is hooked up to main drains.

This property offers :

Main floor :

Equipped kitchen : 22sqm

Living area : 23sqm

Bedroom with 2 complete closets and a bathroom : 22sqm

Toilet : 2sqm

1st floor:

Landing : 7sqm

Bedroom : 20 sqm with closet

Bedroom : 20 sqm with closet

Bedroom : 17 sqm

Salle d'eau : 5 sqm with toilet

Outside :

A garage : 18sqm

Laundry room : 12sqm

A basement : 20sqm

A large courtyard : 100sqm appx.

Easy to maintain can be your family home, holiday home a rental or gite, lots of potential, there is no swimming pool but one can easily be put in.

A bus runs not far from the house so there is no worries for schooling, not far from major towns, hospitals and all amenities.

You are mid way between major towns Bordeaux and Toulouse.

Most important if you can obtain over a 1000sqm of land if desired.