

## Charming village house with patios, balcony and large garden



## INFORMATION

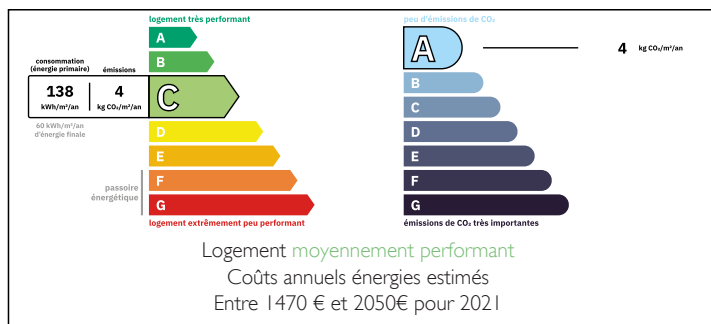
Town:	Birac-sur-Trec
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	176 m2
Plot Size:	1287 m2

## IN BRIEF

Beautiful village house in Birec sur Trec, with lots of light and a lovely garden. 10 minutes from Marmande in the lovely Lot et Garonne. Easy access to Bordeaux and Toulouse.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

This is a very light airy house that connects with the garden on all sides with patios to both sides of the lounge and a balcony across the front.

### Ground Floor

Entrance, Garage, 2 bedrooms, office and a bathroom.

### 1st Floor

Large lounge diner (51m<sup>2</sup>) with stone fireplace and patio doors leading out to the balcony and garden.

Fully fitted Kitchen

laundry room

2 large bedrooms

Bathroom

Outside there is a lovely patio area and garden with cherry trees, lots of plants and flowers , and a well to water the garden.

The house is in excellent condition, having undergone major improvements in the last year including:

- Double-glazed windows
- Substantial insulation
- State-of-the-art heating system and solar panels so low energy bills.
- High speed fibre internet.

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