

Wooden house in a peaceful location on the edge of a village with garden overlooking a vineyard.



INFORMATION

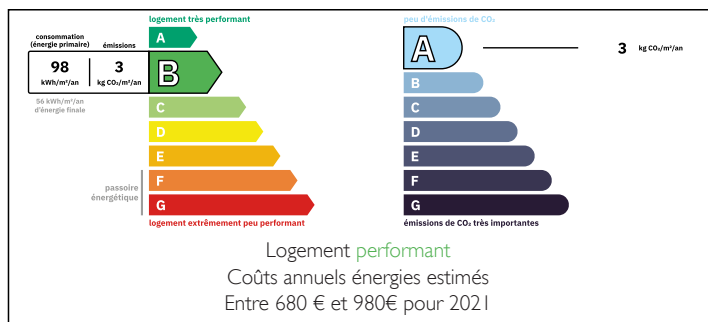
Town:	Buzet-sur-Baïse
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	125.3 m2
Plot Size:	1500 m2

IN BRIEF

Wooden chalet style house overlooking the vines with a large garden in the pretty wine producing village of Buzet sur Baïse, in the lovely Lot et Garonne area, halfway between Bordeaux and Toulouse with good transport links to both airports. Thsi house is in a quiet area but within walking distance of bars and restaurants.



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.



DESCRIPTION

Large lounge/dining room (40m²) with a pellet burner and air conditioning.

Fully fitted modern white kitchen(13m²)

2 large bedrooms (17,5m²) and (23m²)

3rd bedroom accessed from the covered terrasse

Bathroom with italian shower and double sink unit
WC

Laundry room

Exterior

Good sized garden of 1500m² with a large covered patio, ideal for summer barbecues and apéritifs.
Large driveway with covered parking and electric gates.

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

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES