

Large, recently renovated house in the centre of Damazan with garden and sechoir à tabac

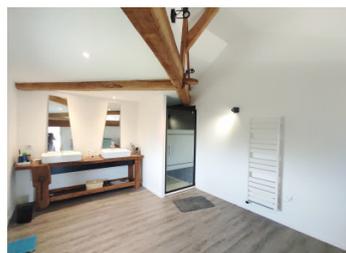


## INFORMATION

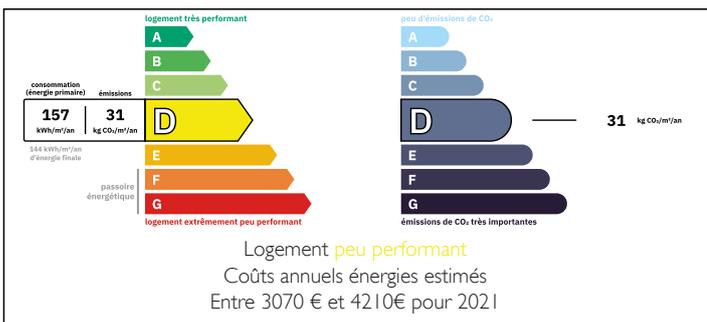
Town:	Damazan
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	1789 m2

## IN BRIEF

Large family home in the centre of the pretty bastide village of Damazan with 5 bedrooms, enclosed garden and large tobacco drying barn. Damazan is on the canal 1hr from 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.



## DESCRIPTION

### Ground Floor

Large kitchen/lounge/diner with wooden floor in an industrial style, 2 bedrooms and a bathroom.

### Basement

Garage, wine cellar and super cinema room in the basement.

### 1st Floor

Large master bedroom with stunning ensuite and walk-in wardrobe.

2 further good sized bedrooms and separate WC.

### Outside

Good sized garden with plenty of plants, fully enclosed with Gates and driveway and tobacco drying barn that could be converted into additional living accommodation.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES