

Property with two houses, outbuildings and swimming pool

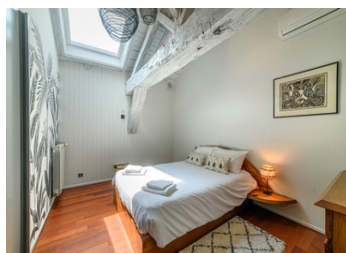
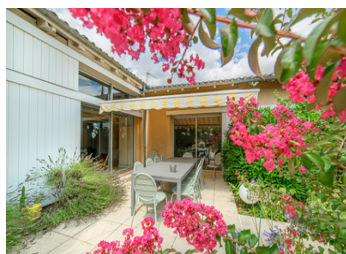


INFORMATION

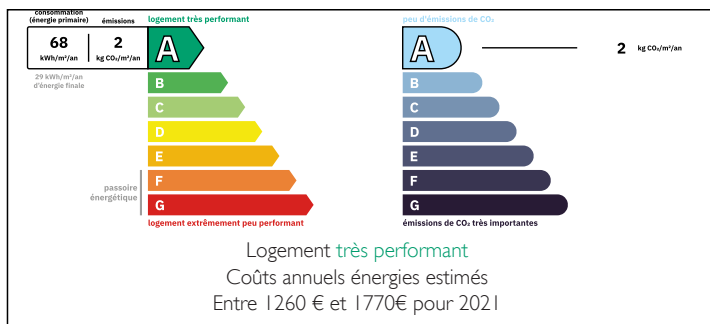
Town:	Bourgougnague
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	284 m2
Plot Size:	10480 m2

IN BRIEF

This property complex composed of two houses is located in the quiet of the countryside between Eymet and Lauzun.



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

The first fully renovated house comprises on the ground floor: a large living room with fireplace (100m²), an open kitchen (14m²) open to a dining room (19 m²), a kitchenette (6.5m²), a master bedroom with its shower room (17.50m² + 7m²), a toilet (5m²), a laundry room (7.5m²), a dressing room/linen room (21m²), a boiler room (20m²), other outbuildings (45.50m²). The first floor consists of three bedrooms (13m², 17m² and 13.50m²) and a master suite (bedroom, dressing room, bathroom (21m²). A staircase in the living room leads to a mezzanine which is used as an office. A hangar adjoining the house of 188 m² can accommodate vehicles and motorhomes.

The second house is to be refreshed and consists of a kitchen (6.30m²), a dining room with fireplace (30m²), a room (5m²), a living room (13.50m²), two bedrooms (10.50m² and 20m²), a bathroom (5m²), a toilet (1m²). A 38m² garage and outbuildings are adjoining.

A swimming pool and its 44m² pool house (with covered terrace, sanitary facilities and technical room) complete the property.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES