

## Charming village house with pool overlooking the river

EXCLUSIVE



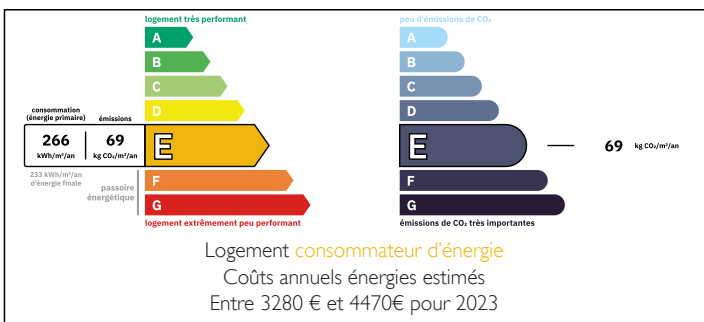
## INFORMATION

Town:	Thouars-sur-Garonne
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	104 m <sup>2</sup>
Plot Size:	130 m <sup>2</sup>

## IN BRIEF

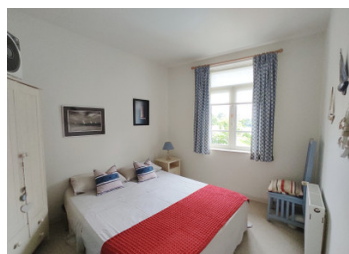
Charming village house with elevated patio and oval shaped pool overlooking the Garonne river. Ideal lock-up and leave holiday home for bird lovers or fishing enthusiasts.

## 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 fully equipped kitchen/diner with door leading out to a small shady patio.

Lounge with patio doors leading out to the elevated terrasse and pool overlooking the stunning Garonne river.

Bathroom

Garage

### 1st Floor

Large mezzanine bedroom area

Master bedroom with small balcony

2nd bedroom

Good sized bathroom

### Outside

Patio area with oval shaped pool (8m x 4m) and pool house overlooking the river and super elevated terrasse - ideal for sundowners.

## 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