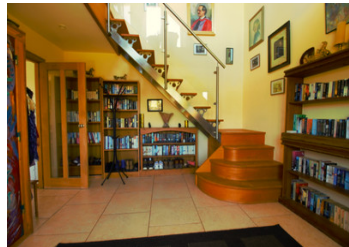
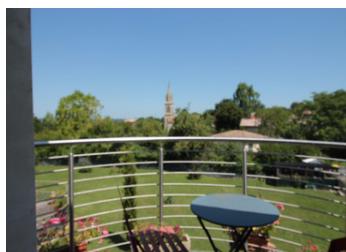


A modern property comprising a four bedroom house, with a one bedroom gite as well as a one bedroom annex



INFORMATION

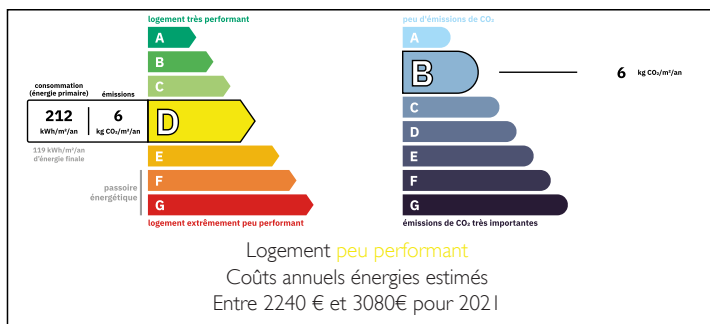
| | |
|-------------|----------------------------|
| Town: | Saint-Étienne-de-Villereal |
| Department: | Lot-et-Garonne |
| Bed: | 6 |
| Bath: | 5 |
| Floor: | 305.72 m2 |
| Plot Size: | 5743 m2 |



IN BRIEF

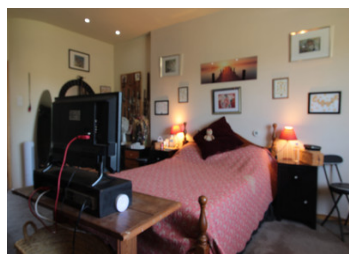
A contemporary house in a charming village but close to Villereal with all amenities. The main house comprises 4 bedrooms, lounge and two dining rooms, over 240 m2. There is a self contained gite, comprising 1 bedroom, lounge/kitchen/diner with shower room. In addition there is a self contained annex of one bedroom, lounge and shower room. There are three terraces, a well stocked garden with fruit trees and potager

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 property is located in a quiet village, with views over the gardens to the village church. Yet the vibrant town of Villereal is only 3kms away, with its restaurants, bars, amenities and famous night markets.

Approached by a stone drive, the property sits within a well stocked garden of 5700 m² with ample parking. Entering the house, you arrive at the spacious hall (17m²), with a feature staircase of wood steel and glass giving access to the first floor. To the right hand side of the hall, you enter the lounge (35.1m²), double aspect, with oak floor. There is access from the lounge to the annex (30 m²), which also has independent access.

To the left side of the hall you enter the kitchen (45.19m²), with its range cooker, built in coffee machine and integral wine fridge, dish washer and microwave oven. There is a larder (4m²) off the kitchen.

In between the kitchen and lounge, with access from both, there is a dining room (13.41m²) with access to the south facing terrace. There is an additional dining room/conservatory (14.8m²), also accessed from the kitchen. There is a cloakroom (2.5m²) off this dining room.

Up the stairs to the first floor there is a spacious landing (17m²) which gives access to a balcony with pretty views over the village church.

The master bedroom (24.6m²) has wall to wall built in wardrobes; the ensuite (8.2m²) comprises bath shower wc and wash basin.

The second bedroom (16.2m²) also has an ensuite...

LOCAL TAXES

Taxe foncière: 1271 EUR

Taxe habitation: EUR

NOTES