

Stunning 4 bedroom property with pool and gorgeous views from the balcony situated in a popular village.



## INFORMATION

Town:	Tombeboeuf
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	1429 m2

## IN BRIEF

Discover this beautifully renovated 4-bedroom, 3-bathroom property, offering modern living in a desirable location. The open-plan layout seamlessly connects the lounge, dining area, & kitchen, creating a spacious & inviting environment perfect for both family life & entertaining.

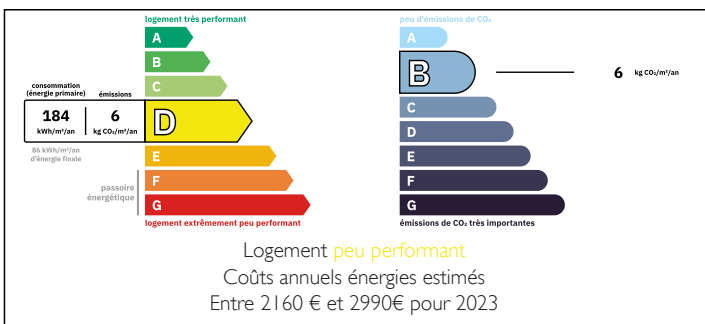
Step out onto a large wrap-around balcony that offers gorgeous views, ideal for enjoying morning coffee or evening sunsets. The terrace extends your living space outdoors, providing the perfect spot for alfresco dining or lounging.

Outside, the property features a generously sized 5x10 meter pool, perfect for cooling off during warm summer days. The property also benefits from a games room, utility room, reverse cycle air-con, double glazing & insulated walls.

Located in a popular village near a golf course, this home offers both the tranquility of a residential area & the convenience of nearby amenities.

This property is a must-see for...

## 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

Bedroom (approx 22m2)

- French doors to terrace
- Travertine flooring
- Electric radiator

Ensuite (approx 6m2)

- Shower, wash basin, WC, heated towel rail
- Travertine tiling
- Shelving

Bedroom (approx 21.5 m2)

- French doors to terrace
- Travertine flooring
- Electric radiator

Ensuite (approx 7.5m2)

- shower, wash basin, WC, heated towel rail
- Travertine tiling

Study / Games Room / Bedroom (approx 24m2)

- Travertine flooring
- Electric radiator

Utilities (approx 7.5m2)

- Travertine flooring
- Shelving

Storage (approx 13m2)

1st Floor

Lounge / Kitchen / Diner (approx 44m2)

- Wood burner
- Reverse cycle air-con
- French doors to balcony
- Travertine flooring
- Electric radiators

- Door to back garden

Bedroom (approx 10m2)

- Electric radiator
- Travertine flooring
- Reverse cycle air-con
- Built in wardrobe

Bedroom (approx 10m2)

- Travertine flooring
- Electric radiator
- Reverse cycle air-con

Bathroom (approx 4.8m2)

- shower, wash basin, WC, heated towel rail
- Travertine tiling

## LOCAL TAXES

Taxe foncière: 457 EUR

Taxe habitation: EUR

## NOTES