

Charming three bedroom house with a one bedroom gite set in its own grounds in a popular town



INFORMATION

Town:	Lacapelle-Biron
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	120 m2
Plot Size:	2243 m2



IN BRIEF

Situated on the quiet edge of a small town with local shops, bar and restaurants, this charming house sits around a courtyard in its own large garden.

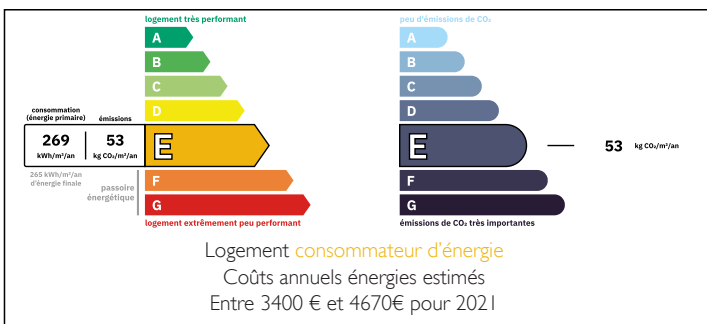
The main house comprises three double bedrooms, two bathrooms, living room with wood burning stove and a large and bright family kitchen.

The adjacent gite has a further double bedroom, bathroom, living room and kitchen and provides a place for family and friends to stay or to generate an instant income.

There are two double garages with workshop and attic storage space. This could suit someone with hobbies or a craftsman working from home.

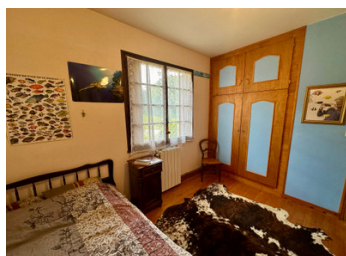
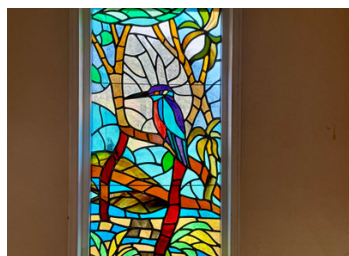
The house and terraces look over the extensive gardens including an orchard, vegetable patch and chicken coop to renovate. The views beyond are of

ENERGY - DPE



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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

From the pretty courtyard, patio doors lead to the living room (24 Sqm) and on into the L-shaped kitchen (22 Sqm). To the rear there is a storage area and downstairs toilet and shower.

Upstairs there are three double bedrooms (14 Sqm) and a further bathroom (5 Sqm).

The gite comprises a bedroom (12 Sqm) and living room/kitchen (29 Sqm)

Two double garages with attic and workshop space

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