

Superb wooden house with 3 bedrooms, lovely views and private terrace and pool in central LOT ET GARONNE.

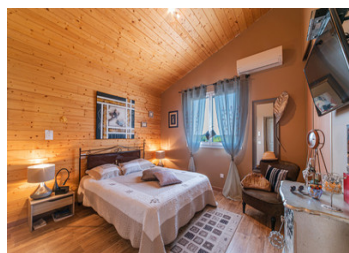


INFORMATION

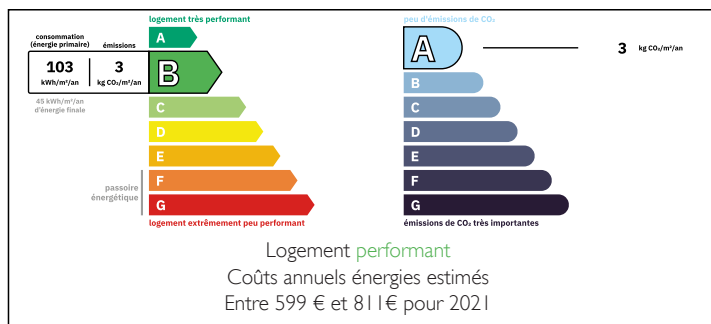
Town:	Verteuil-d'Agenais
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	96 m2
Plot Size:	640 m2

IN BRIEF

Perfect holiday home, here we offer a wooden chalet style house with all mod cons! Built on an enclosed plot of 640m2 the house offers large open plan living space, with cathedral ceiling, with lounge, dining and fully fitted kitchen; with large patio doors out to a sheltered terrace of 130m2 with swimming pool 8m x 4m with spa features and contra flow system. There is a large shed with the pool workings and shower and wc, along with changing facilities and room to store sunbeds etc.



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

There are 3 good size bedrooms each with built in wardrobes, one with en suite shower room and wc, the other 2 sharing a shower room and wc.

From the front there is a view over the countryside to the nearby town of VERTEUIL D'AGENAIS, with its little shop and restaurant bar, plus there is a cabaret near the old chateau! To the rear and side you have open views over the sunflower fields, so it is very peaceful; There are other houses around but no one overlooking.

There is plenty to do in the surrounding countryside including golf, horse riding, kayaking, loads of restaurants and hilltop towns to discover.

NEAREST AIRPORTS: BERGERAC 45kms, BORDEAUX 70kms, and TOULOUSE 90kms.

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

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES