

## Charming stone house



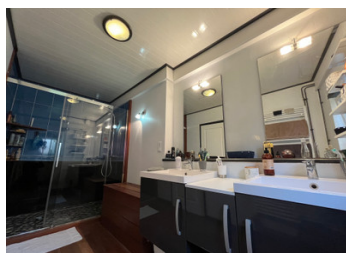
## INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	136 m2
Plot Size:	586 m2

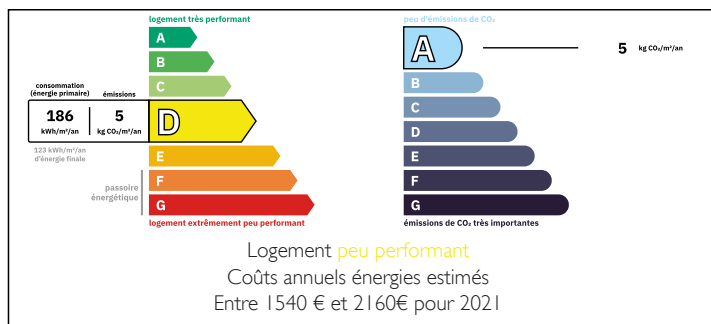
## IN BRIEF

Located in a small hamlet of a few houses, this renovated house offers you the tranquility of the countryside. Beautifully renovated, the owners have managed to preserve the charm of the old with modern comfort.

Double glazing Individual  
sanitation  
Heat pump



## 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

Kitchen: 21 m<sup>2</sup>

Living room: 33.50 m<sup>2</sup>

Lounge: 23.25m<sup>2</sup>

Shower room: 6.30m<sup>2</sup>

WC: 1.60m<sup>2</sup>

Mezzanine: 9.40m<sup>2</sup>

Bedroom: 20.50m<sup>2</sup>

Upstairs:

Landing/office: 10.50m<sup>2</sup>

Children's bedroom: 9m<sup>2</sup>

Parental bedroom to be completed: 30m<sup>2</sup>

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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