

Charming & spacious home with terrace, lovely garden & outbuildings situated in a popular village.



INFORMATION

Town:	La Sauvetat-du-Dropt
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	144 m ²
Plot Size:	3150 m ²



IN BRIEF

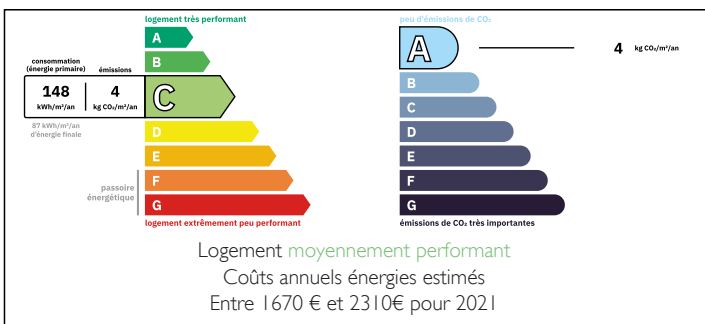
This delightful family home is situated in the heart of a popular village, offering the perfect blend of rural tranquility and modern convenience.

The property boasts spacious and well-appointed accommodation, including a welcoming lounge / diner which opens out onto a lovely elevated wooden terrace; an ideal spot to enjoy a morning coffee or evening sunsets. A separate dining room also opening onto the terrace features a cosy wood burner. There is a well equipped kitchen, utilities room plus WC's. Upstairs, you'll find 2 generously sized bedrooms, 2 smaller bedrooms, study & 2 contemporary bathrooms.

Outside, the property offers a generously sized garden & large garage providing ample space for vehicles & storage. The spacious outbuildings are additional structures offering endless potential.

The popular bastide town of Eymet is a 7 minute drive and Bergerac is 30 mins with it's International...

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

- Lounge / Diner (approx 32.5m²)
- French doors to wooden terrace
Kitchen (approx 17m²)
- Fully fitted
- Electric oven with Induction hob
Dining Room (approx 19m²)
- French doors to wooden terrace
- Woodburner
Utilities (approx 7m²)
- Cupboards
- Access to garden
WC (approx 1.8m²)
Corridor (approx 4.7m²)
WC (approx 2m²)
- Wash hand basin
Floor 1
Main Bedroom (approx 12.8m²)
- Cupboards
Ensuite (approx 5m²)
- Shower, wash hand basin, WC
Bedroom 2 (approx 13.2m²)
Study (approx 5m²)
Bedroom 3 (approx 9m²)
- Velux
Bedroom 4 (approx 7.8m²)
- Cupboards
Bathroom (approx 5.5m²)
- Bath with overhead shower
- Wash hand basin, WC
Landing (approx 7m²)
Outside
Wooden Terrace (approx 42m²)
Garage (approx 64m²)
Outbuilding 1 (approx 54.5m²)
Outbuilding 2 (approx 10.3m²)
Outbuilding 3 / gîte (approx 14.5m²)

LOCAL TAXES

Taxe foncière:	1703 EUR
Taxe habitation:	EUR

NOTES

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