

Large village house with lots of character and attached shop with seperate access.



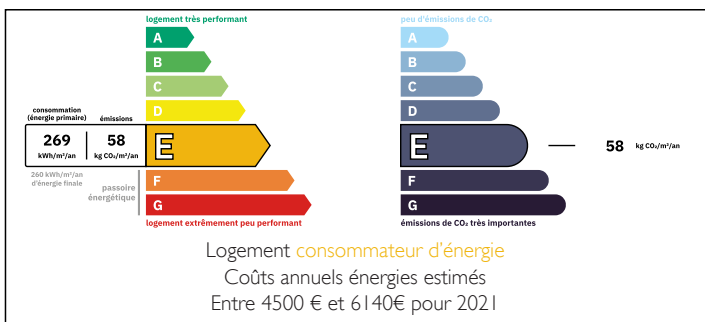
INFORMATION

Town:	Damazan
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	196 m2
Plot Size:	0 m2

IN BRIEF

In the pretty bastide village of Damazan halfway between Bordeaux and Toulouse in the lovely Lot et Garonne, this characterful property with exposed beams has an attached shop, 3 bedrooms and lots of space.

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

This lovely characterful property comprises of:

Ground Floor

Large shop with lots of potential 46m2

Attached house with large kitchen/dining/ lounge with high ceilings and mezzanine.

Bedroom, bathroom and wc

Laundry room

1st Floor

Large reception room/office/bedroom 37m2

Mezzanine area

2 bedrooms and a bathroom and seperate WC.

Dressing

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

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES