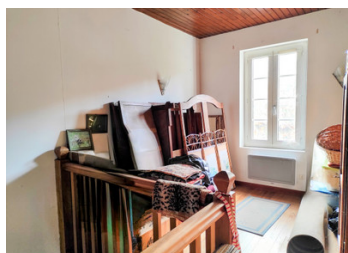


Lovely riverside property with lots of character in the pretty bastide village of Vianne



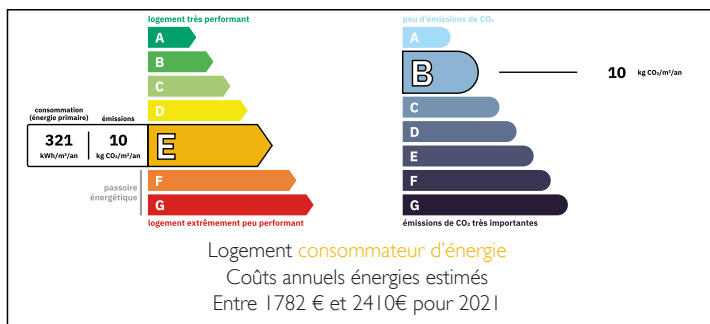
INFORMATION

Town:	Vianne
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	60 m2

IN BRIEF

Characterful stone house on the ramparts of the medieval bastide village of Vianne, with lovely riverside views. Ideal lock up and leave holiday home in a gorgeous part of South west France, in the Lot et Garonne, halfway between Bordeaux and Toulouse. 10 minutes from the stunning riverside town of Nérac.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

Large lounge/diner with kitchen area with a door out to the garden and open fireplace.

Bedroom 1

Bathroom and seperate WC

Laundry room

1st Floor

Bedroom 2

Small storage room

Mezannine area

Outside

Garden area to the front and side of the house, enclosed courtyard with BBQ and small workshop.

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