

Architect-designed house with swimming pool Ideally located between Bordeaux and Agen, right next to a village



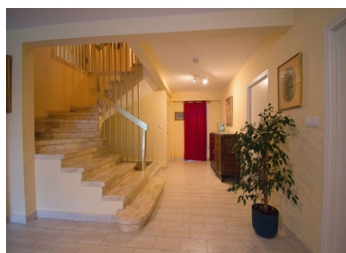
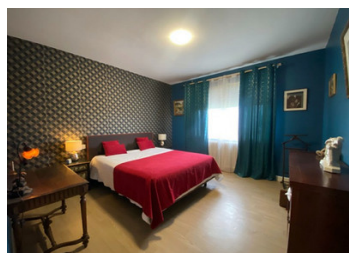
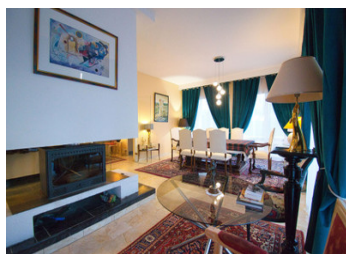
## INFORMATION

Town:	Sainte-Livrade-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	235 m2
Plot Size:	4491 m2

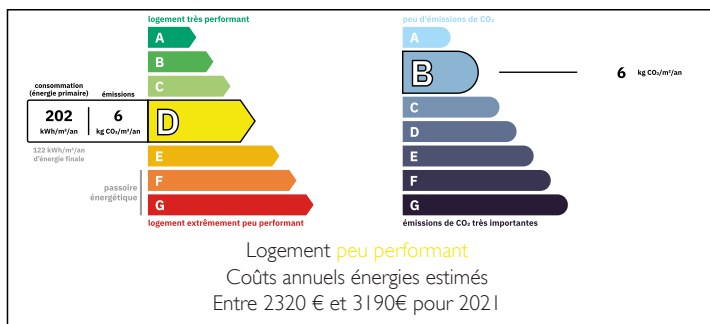
## IN BRIEF

Ideally located between Bordeaux and Agen, just a short distance from a village with all amenities, this magnificent architect-designed villa built in 1969 offers a unique living environment combining comfort, charm and modernity. The lift or stairs will take you to a landing leading to three spacious bedrooms, one of which has its own bathroom and dressing room, a living room with lounge and dining area, a fitted kitchen, a toilet and a bathroom. On the ground floor, a large hall, a storeroom, a boiler room, an office, a toilet and a space dedicated to sport, garage.

Outside: fruit trees, electric gate, henhouse, wood store, water recuperator, compliant micro station, 12x6 swimming pool, videophone, outside lighting, parking.

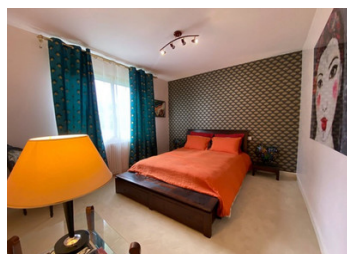


## ENERGY - DPE



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

Additional services :

Motorised entrance gate with remote control  
Lighting on driveway  
Recent electricity to current standards  
Sanitation by micro-station in compliance with current standards  
Installation of solar panels (3 kW)  
Recent interior and exterior paintwork

Estimated annual energy costs (electricity and heating) for 2024: less than €1,000

This rare property on the market combines modern comforts, top-of-the-range features and timeless charm. Ideal as a main or second home.

More photos available on request

For more information and to arrange a viewing, contact us today.

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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