

Bright two-level stone house, completely renovated with beautiful volume



INFORMATION

Town:	Saint-Sylvestre-sur-Lot
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	186 m ²
Plot Size:	2000 m ²

IN BRIEF

Basque-Landes stone house with beautiful volumes located in the immediate vicinity of Saint Sylvestre sur Lot. Located on a plot of 2000 m². In the countryside but not isolated, you can enjoy a quiet environment without vis-à-vis and with an unobstructed view.

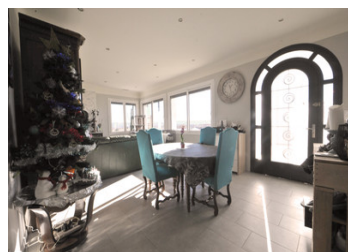
All the surfaces of the house have been used pragmatically.

On the ground floor:

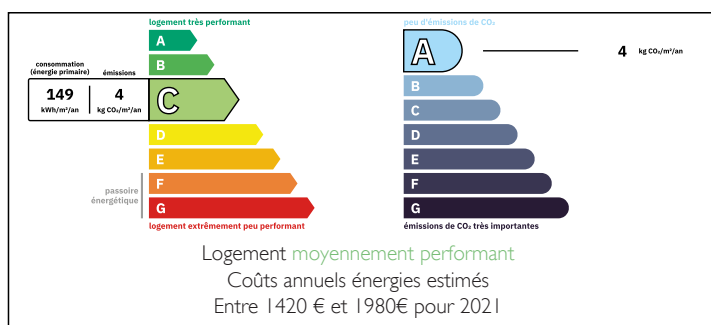
- large living room 30 m² with wood stove, flooded with light and with a view of the surrounding countryside,
- kitchen, equipped and functional,
- 3 bedrooms, one with dressing room, a bathroom with Italian shower and separate toilet.

On the garden level another very interesting part with:

- large living room 47 m², a lounge area / TV room with projector, a bedroom, a bathroom and separate toilet.

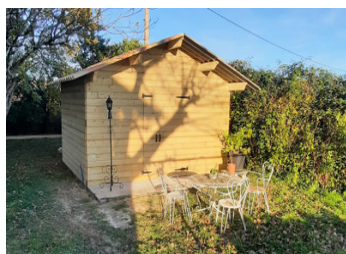
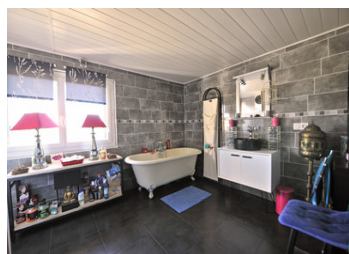


ENERGY - DPE



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

From a technical point of view, this property has many positive points:

Recent renovation (2016).

Recent and compliant electricity,

Total insulation of the interior walls and roof,

Double-glazed PVC joinery with mosquito net and electric roller shutters.

Air/air heat pump ducted in the ceiling.

Comfort heating by wood stove (2023).

Efficient electric radiators on the garden level.

Land connected to the Lot water irrigation (ASA).

Sanitation by compliant micro-station.

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

LOCAL TAXES

Taxe foncière: 1362 EUR

Taxe habitation: EUR

NOTES