

Delightful modern south facing house with garage and breath-taking views (Built 2019) 12 km from Eymet



INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	8367 m2

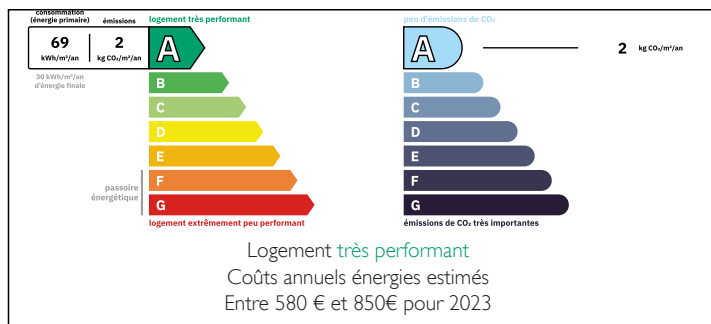
IN BRIEF

This delightful house has been built to the highest standards (RT2012) and benefits from outstanding energy performance.

Bright and comfortable living accommodation, with large bay windows to enjoy the surroundings. Plenty of room to create further bedrooms in the attached garage. 12km to Eymet, Loubes Bernac 4km, Bergerac and its airport only 23 km away.



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

Nothing left to do but unpack your suitcases and enjoy the stunning views!

This is an impeccably designed house of 95 m² with a 26 m² garage, built in late 2019 (builder: MCA) on 8,367 m² of land . The house comprises; entrance hall, living room, kitchen, 2 large bedrooms (one with washbasin area and dressing room, the other could be used as a guest bedroom and study), bathroom with shower and bath, separate toilet.

1 wooden chalet (registered) measuring 20 m² plus an awning, all on slab, double glazing on the door and 2 windows, wooden shutters.

1 garden shed (5.5 m²)

The grounds include a large traditional fruit orchard (apples, pears, peaches, apricots, mirabelles, reines-claudes, cherries, a large fig tree, grapes, hazelnuts, kiwis, olives), as well as a number of rarer species (persimmons, nashis, blackberries, almonds), several famous fig species, arbutus, serviceberry, pomegranate, aronia, tayberrys [blackberry-raspberry], Nanking cherry, goji), small fruit (red and white currants, gooseberries, raspberries, blackcurrants, currants, blueberries), rhubarb and a vegetable garden.

LOCAL TAXES

Taxe foncière: **878 EUR**

Taxe habitation: **EUR**

NOTES

Surroundings: the house is located in the immediate vicinity of the two main hamlets of Plum Village, close to the Golf des Vigiers, with panoramic views of the Château de Théobon and the hilltop village of Puyguilhem.

The house was built to RT2012 standards, providing outstanding energy efficiency and is south-facing.

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