

Charming riverside property with balcony and the possibility for an independant studio

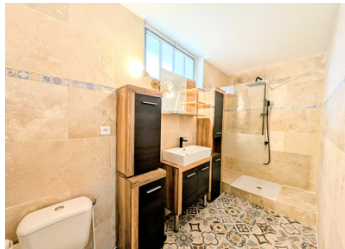
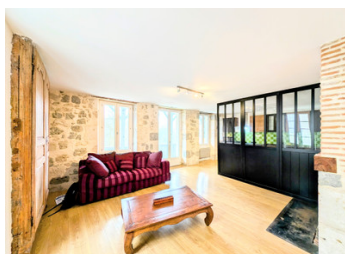


## INFORMATION

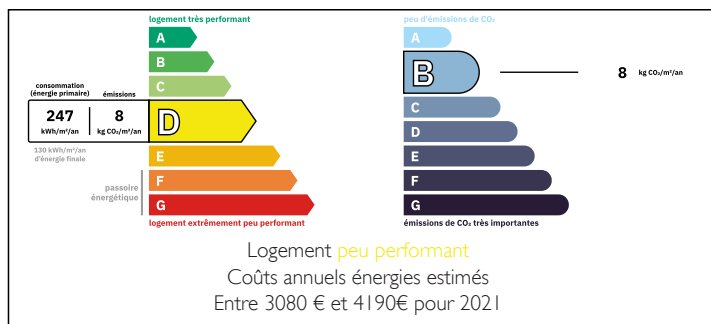
Town:	Vianne
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	4 m2

## IN BRIEF

Stone property with original features and balcony with lovely views of the river in the pretty bastide village of Vianne, halfway between Bordeaux and Toulouse in the pretty region of Lot et Garonne.



## 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 foncière: 1200 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Ground Floor

Entrance

Appartement with seperate entrance comprising of:  
kitchen/diner/lounge, bedroom and bathroom,.

Workshop

Bedroom with sink unit

Laundry room with sink and toilet

1st Floor

Balcony with riverside views

Kitchen/diner with stone fireplace and wood burner

Large lounge

Bedroom with walk-in wardrobe

Bathroom

Electric heating with wood burner in the lounge

Roof insulated

Mains Drainage

Double glazing on the first floor

Eletrics redone in 2020

-----

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