

Unusual architect's villa on one-level with large garden, pool and terrasse and views of the village.



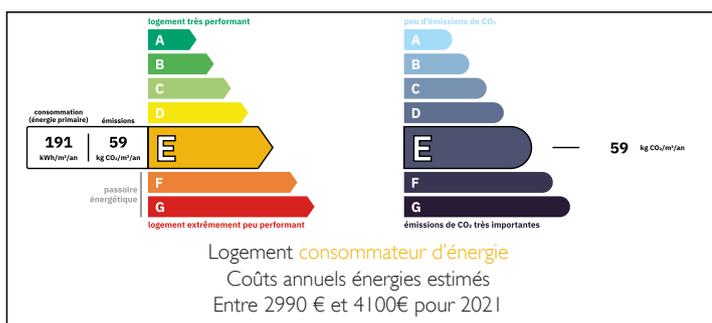
## INFORMATION

Town:	Damazan
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	200 m <sup>2</sup>
Plot Size:	5030 m <sup>2</sup>

## IN BRIEF

Architects villa with lots of light, 4 bedrooms, large lounge/dining room of 60m<sup>2</sup> with bay windows overlooking the large south facing terrasse and newly installed pool. Garage and workshop. Within walking distance of the pretty bastide village of Damazan, halfway between Bordeaux and Toulouse with excellent transport links.

## 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

Entrance hall leading to large lounge/dining room 60m<sup>2</sup> with patio doors all around overlooking the garden and pool. Open fireplace

Fully equipped kitchen, sous-sol with wine cellar and 2 storage rooms.

4 good sized bedrooms, including a master bedroom with walk-in wardrobe and bathroom.

Separate bathroom and WC.

### Outside

Large enclosed garden of 5000m<sup>2</sup> with gates, garage and workshop.

Newly installed saltwater pool, 8 x 4m and large patio of 60m<sup>2</sup>, patio to the side of the house with hot tub.

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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 foncière: 2520 EUR

Taxe habitation: EUR

## NOTES