

Gorgeous country house on the edge of a village with large garden.



## INFORMATION

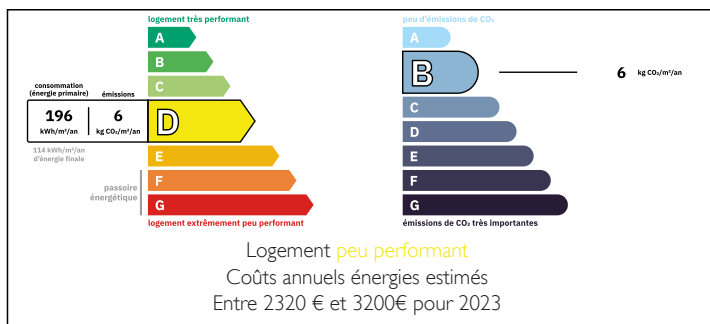
Town:	Couthures-sur-Garonne
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	179 m2
Plot Size:	7700 m2

## IN BRIEF

Superbe country house with large enclosed garden with private driveway, terrasse and pool on the edge of a pretty village by the river , 10 minutes from Marmande and 1 hour from Bordeaux.

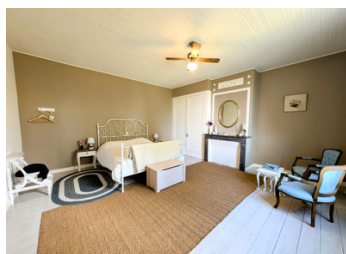
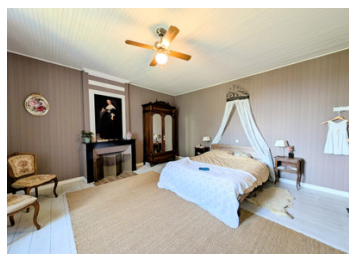


## ENERGY - DPE



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: 900 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Ground Floor

Large cathedral height, glass fronted garden room with bay windows across the front perfect for parties.

2 large garage/workshop areas leading off from the garden room

Fully equipped kitchen leading out to another glass fronted veranda to the front of the house.

Cosy lounge with wood burner with garden views

Main entrance and hallway

2 good sized bedrooms

Bathroom and separate WC

Laundry room

### 1st Floor

Large area to renovate (over 100m2) lots of possibilities, additional accommodation, separate gite.

2 large bedrooms

Bathroom

### 2nd Floor

Large room to renovate, 2 additional bedrooms possible.

### Outside

Separate garage

Large immaculate, enclosed garden of 7700m2 with patio and small pool.

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