

Stunning, fully renovated character property with pool, summer kitchen, boules pitch and enclosed garden.

## EXCLUSIVE



## INFORMATION

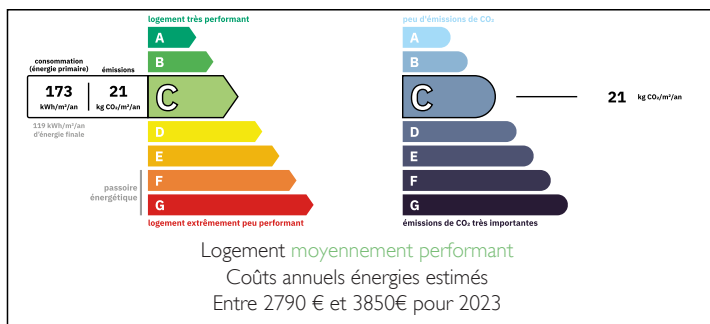
Town:	Lagupie
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	3400 m2

## IN BRIEF

Stunning, beautifully renovated property with loads of character at the end of a little country lane on the edge of the little village of Lagupie, 10 minutes from Marmande and 45 minutes from Bordeaux in the pretty rolling hills of the Lot et Garonne.

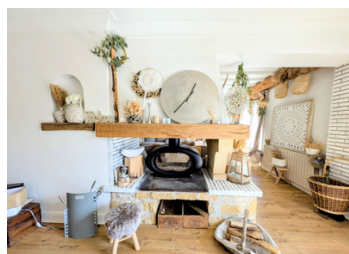


## ENERGY - DPE



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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

This superb property comprises of:

Ground Floor

Entrance

Fully equipped solid wood kitchen (20m<sup>2</sup>)

Veranda (12m<sup>2</sup>)

Large lounge/diner with central 360 degrees wood burner (60m<sup>2</sup>)

Bedroom 1 (11m<sup>2</sup>)

Bathroom and separate WC

Laundry room (25m<sup>2</sup>)

Garage with 1st floor (40m<sup>2</sup>) which could be renovated to provide further accommodation.

1st Floor

Large landing area with 3 further bedrooms (all with air conditioning) and a bathroom

Bedroom 2 (11,7m<sup>2</sup>)

Bedroom 3 (11,9m<sup>2</sup>)

Bedroom 4 (13m<sup>2</sup>)

Outside

There is a gorgeous summer kitchen by the kidney bean shaped pool and a boules pitch, perfect for summer Bbq's. The garden 3400m<sup>2</sup> is fully enclosed with a separate garage and wood store.

The house has double glazing throughout, air conditioning on the first floor, oil fueled heating via radiators and a wood burner. There is fibre optic internet and there is a well and it has a septic tank as drainage.