

Fabulous, fully renovated characterful stone house with covered patio, garden and pool.



INFORMATION

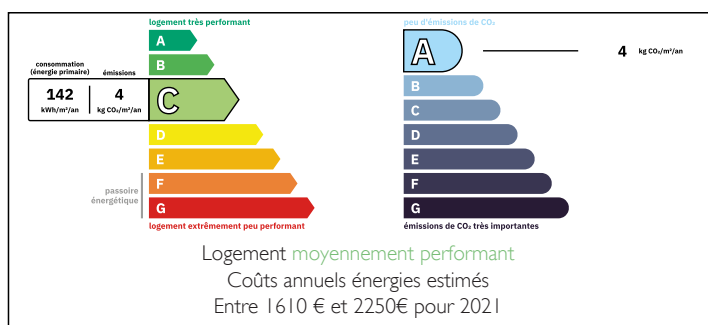
Town:	Argenton
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	188 m2
Plot Size:	3400 m2

IN BRIEF

Gorgeous, fully renovated stone property with large enclosed garden, covered patio area with Summer kitchen and pool - ideal for summer entertaining and holidays, situated just outside Marmande, 40 minutes from Bordeaux in the lovely Lot et Garonne area of France



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

Spacious and light open plan kitchen/lounge/diner (80m²) with travertine floor and cathedral height ceiling, cosy lounge area with stone fireplace, fully equipped kitchen and spacious dining room with bi-fold patio doors leading out to a large covered terrasse with summer kitchen, large enclosed garden and pool area.

Office (14,5m²)

Laundry room (10,5m²)

Master bedroom with walk-in wardrobe (12,8m²)

Bathroom

WC

Garage (36m²)

1st Floor

Minstrel gallery with 3 bedrooms and a bathroom and separate WC

Bedroom 2 (21m²)

Bedroom 3 (11m²)

Bedroom 4 (23m²)

The house has air conditioning in all the bedrooms and underfloor heating via an air source heat pump. There is a micro station for the drainage and Fibre optic internet.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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