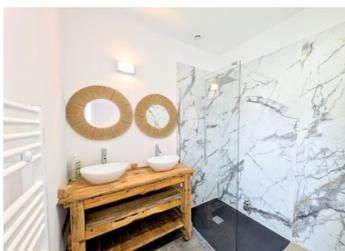


Charming, fully renovated townhouse with original features, small garden and off road parking

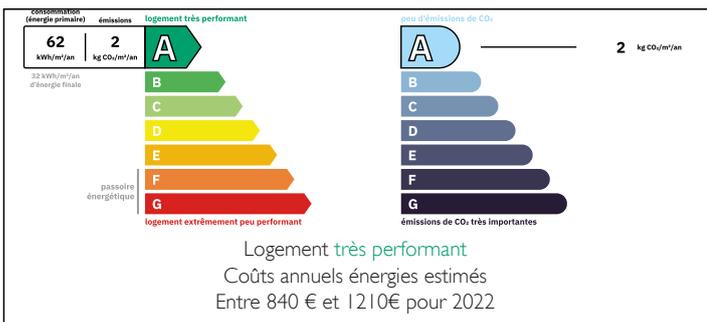


INFORMATION

Town:	Gontaud-de-Nogaret
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	139 m2
Plot Size:	200 m2



ENERGY - DPE

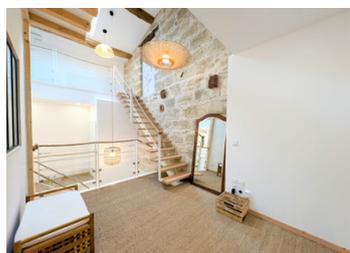


IN BRIEF

Beautifully renovated townhouse on 2 floors with exposed stone and original beams in the quaint village of Gontaud de Nogaret 50 minutes from Bergerac airport in the rolling hills of the Lot et Garonne.

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

Ground Floor

Open plan kitchen/lounge/diner (73m²) with brand new fitted kitchen with breakfast bar

Laundry room

WC

Leading out from the lounge is the garden with a covered patio, olive tree and off road parking accessed by an electric door.

1st Floor

Master bedroom with ensuite and walk-in wardrobe area (18,9m²)

WC

Bedroom 2 (10,4m²)

Bedroom 3 (10,3m²)

Bathroom (5m²)

Landing area which could be used as an office area

2nd Floor

Bedroom 4 (12m²)

Walk-in wardrobe area

WC

LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

NOTES

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