

Adorable 2 bedroom house in sought after village with shop, restaurant, post office and hairdresser



## INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	0 m2

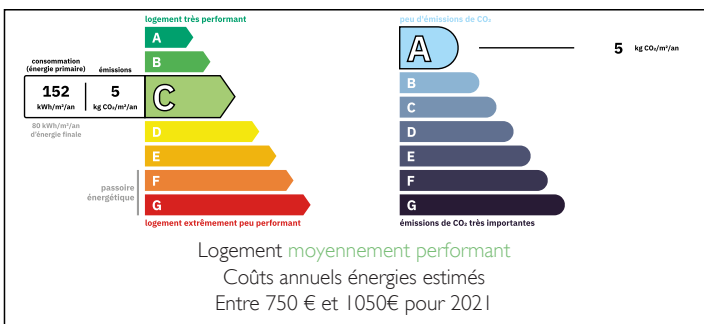


## IN BRIEF

This is a delightful and completely renovated 2 bedroom house in sought after village with shop, restaurant, post office and hairdresser. This recently renovated house has new electrics, plumbing, double glazing and is insulated throughout. There is a south facing front of house enclosed terrace; downstairs there is a new kitchen with gas cooker, open plan dinner area and large storage room. Upstairs is a new bathroom, large lounge and two double bedrooms.

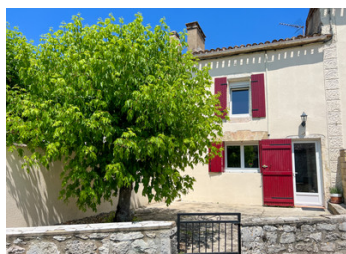
This beautiful property ticks so many boxes as a family house, long term rental investment or great lock-up and leave, low maintenance holiday home

## 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

Beautifully Renovated 2-Bedroom Home in a Sought-After Village

Ground Floor :

Dining Room with open plan kitchen 20.5 m<sup>2</sup>

Cellar/Storage area 9.58 m<sup>2</sup>

First Floor

Sitting Room 16.65 m<sup>2</sup> with newly installed solid wood flooring

Shower Room 4.17 m<sup>2</sup>

Inner Hall 4.40 m<sup>2</sup>

Bedroom 10.41 m<sup>2</sup>

Bedroom 9 m<sup>2</sup>

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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: 226 EUR

Taxe habitation: EUR

## NOTES