

Charming 3 bedroom property with terrace & patio located in the heart of the popular village of Lalandusse



EXCLUSIVE

INFORMATION

Town:	Lalandusse
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	99 m2
Plot Size:	1178 m2

IN BRIEF

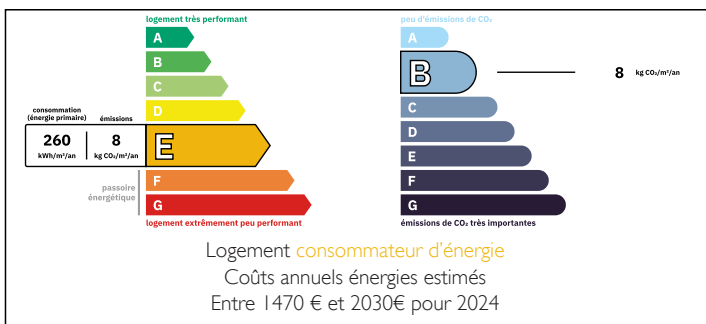
This delightful home offers a peaceful village lifestyle while still being within easy reach of amenities. Whether you're looking for a full-time residence or a countryside getaway, this property has everything you need. Inside, you'll find a spacious lounge with a woodburner, perfect for relaxing and entertaining. A separate dining room, ideal for enjoying family meals and hosting guests. Three comfortable bedrooms, offering plenty of space for family and visitors and a practical utilities room. Outside, the property boasts a lovely covered terrace, perfect for enjoying your morning coffee or evening apéritif.

There is also a generously sized garden and a large basement provides ample storage space or potential for further development.

Both the towns of Castillonès and Lauzun are less than 10 minutes away and Bergerac with its airport is approximately 20 mins

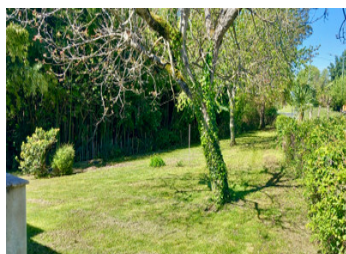
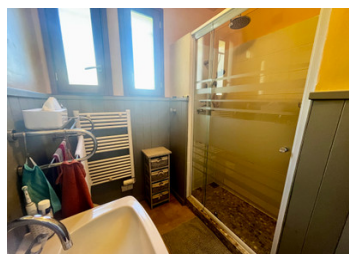


ENERGY - DPE



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

Lounge (approx 29.5m²)

- Wood burner
- French doors to terrace
- Tiled floor

Dining Room (approx 13.6m²)

- Wooden floor

Kitchen (approx 7m²)

- Fully equipped
- Tiled floor

Bedroom 1 (approx 14m²)

- French doors to terrace
- Laminate floor

Bedroom 2 (approx 8.6m²)

- Carpeted floor

Bedroom 3 (approx 9.6m²)

Bathroom (approx 3m²)

- Haliu shower, washhand basin, heated towel rail

WC (approx 1.8m²)

Utility Room (approx 11.8m²)

- Door to exterior
- Plumbing for whitegoods
- Pantry

Exterior

Covered terrace

Covered carport

Workshop (approx 12m²)

Cellar (approx 39.5m²)

Basement (approx 30m²)

LOCAL TAXES

Taxe foncière: **774 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>