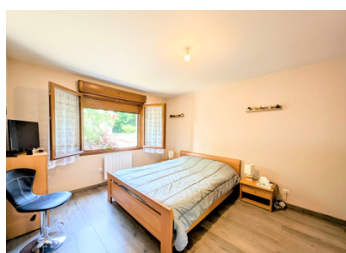


Modern villa with pool, double garage and large garden



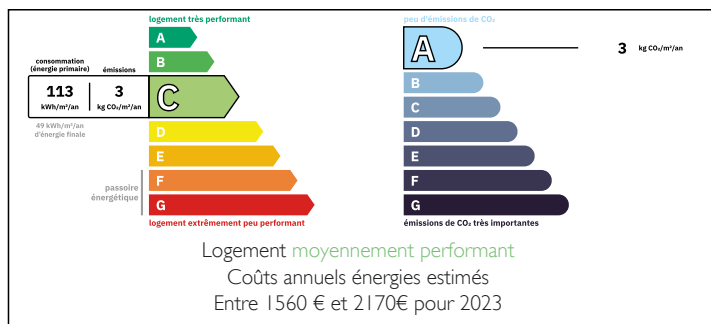
INFORMATION

Town:	Coulx
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	5200 m2

IN BRIEF

Modern single storey villa in the countryside with 4 bedrooms, pool, 10 minutes from shops, 30 minutes from Marmande , 1h30 from Bordeaux

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

Villa on one level with double garage composed of a large living room with kitchen open to the dining room and living room, 4 bedrooms including 1 master suite with dressing room and bathroom, 1 office, 1 bathroom, separate toilet, laundry room and large closet at the entrance.

Outside, beautiful covered terrace, large salt pool, pool house, WC, boules pitch. Large independent games room and 2nd double garage with workshop. Garden of about 5000m2

Stunning house built in 2010 with solar panels installed in 2024, electric heaters and reversible air conditioning installed in 2022, swimming pool redone in 2023, water softener installed in 2021. Double glazing throughout and mosquito nets installed on the windows.

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

LOCAL TAXES

Taxe foncière: 1770 EUR

Taxe habitation: EUR

NOTES