

Modern fully renovated villa with open views with pool, covered patio and garage in a pretty village.



INFORMATION

Town:	Puch-d'Agenais
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	160 m ²
Plot Size:	1500 m ²

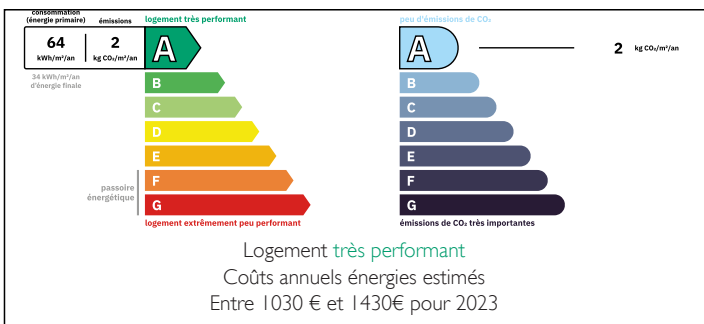


IN BRIEF

Light and spacious villa with huge open plan living space of 65m² situated on the edge of a pretty village within walking distance of amenities, 10 minutes from the péage between Bordeaux and Toulouse in the Lot et Garonne region.



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

Large open plan living space with fully equipped kitchen, lounge and dining room area and patio doors out to the covered patio and pool.

Laundry room

Garage

WC with cloakroom area

Long corridor with 5 large bedrooms

Large bathroom with double sink, walk-in shower and WC.

Outside there is a good sized garden with covered patio, saltwater pool 8m x 4m with waterfall feature.

There is a large basement useful for storage.

Enclosed garden with electric gates and pretty views of the countryside. Small japanese garden with pond at the front of the house with an additional patio.

The property is fully double glazed with electric shutters in the living area and manual shutters on the bedrooms. The house has underfloor heating through an air-source heat pump and underfloor heating. There are solar panels on the roof and a micro station for drainage.

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

LOCAL TAXES

Taxe foncière: **1418 EUR**

NOTES