

Recently renovated house with three bedrooms and an independent studio for seasonal rental.

## EXCLUSIVE



## INFORMATION

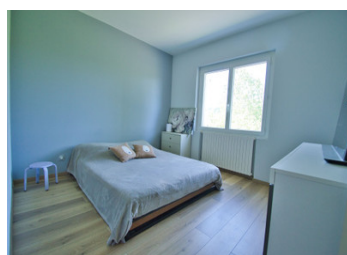
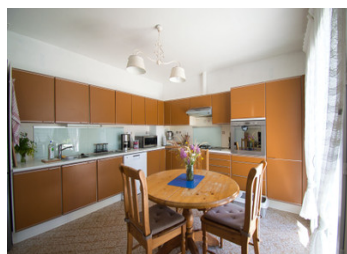
Town:	Dolmayrac
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	5860 m2

## IN BRIEF

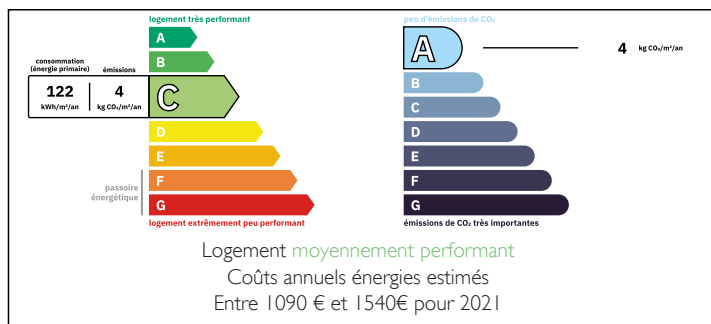
Discover this superb, completely renovated 70s house, where retro charm and modern comfort meet harmoniously.

A bright and functional interior This dwelling house features a welcoming entrance hall, a modern fitted kitchen, a warm and spacious living/dining room and three comfortable bedrooms. You'll also find a shower room with WC.

A practical and versatile basement Take advantage of a large basement including a cellar, garage, laundry room, storage room and an independent studio with kitchenette and shower room, perfect for entertaining or creating a workspace.

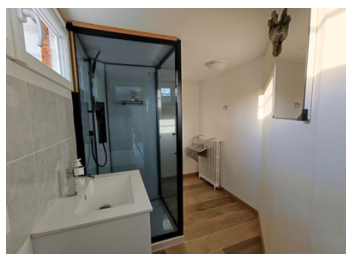


## ENERGY - DPE



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

A pleasant, unspoilt exterior Enjoy a beautiful terrace and grounds, ideal for relaxing in the great outdoors. Its ideal position ensures natural light throughout the day, creating a warm atmosphere.

A well

Fibre optique

A peaceful living environment Thanks to the fact that there are no neighbours, you can enjoy a peaceful, intimate setting. Its excellent condition means it can be occupied immediately, with no major works required.

A great opportunity for those looking for a house that combines style, comfort and modernity!

Modern, high-performance features The house benefits from full insulation (walls, roof, attic), a heat pump, double glazing and fibre optic cable for optimum comfort and seamless connectivity. Its DPE C rating attests to its good energy performance, a valuable asset.

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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:** 1030 EUR

**Taxe habitation:** EUR

## NOTES