

Set in lush green surroundings, this property offers exceptional tranquillity and panoramic views.



INFORMATION

Town:	Sainte-Livrade-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	176 m2
Plot Size:	5598 m2

IN BRIEF

Located in the charming town of Sainte-Livrade-sur-Lot, it combines rural serenity with proximity to amenities: schools, shops and services are just a few minutes away.

A spacious and bright home Spread over two floors, the house charms with its generous proportions and natural light.

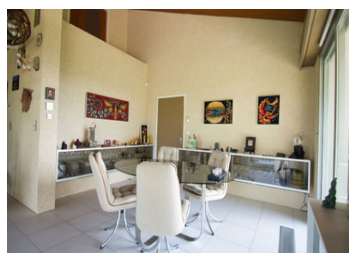
On the ground floor: a welcoming entrance hall leads to a 60 m² living room with a bright cathedral ceiling and a cosy dining room.

There is also a functional kitchen, a bathroom and three comfortable bedrooms.

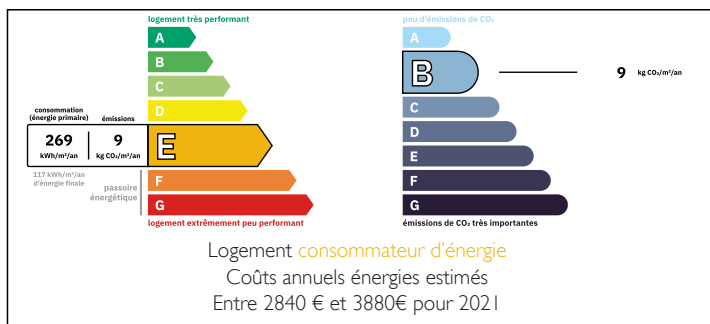
Upstairs: a mezzanine and an office offer additional space, perfect for teleworking, reading or leisure activities.

Convertible attic space

In the basement, you will find a garage, a wine cellar,

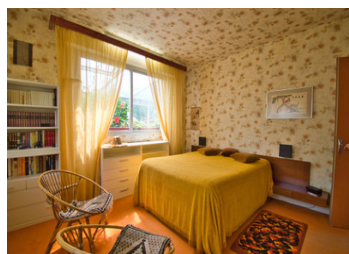


ENERGY - DPE



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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 separate garage completes the property, ideal for storing your motorhome and creating additional storage space.

A spacious plot for all your desires The property covers 5,623 m², offering a multitude of possibilities: landscaping, a family vegetable garden, outdoor games, or simply enjoying the peace and quiet.

This house is a rare opportunity for those seeking space, tranquillity and nature, while remaining close to essential services. A pleasant living environment, ideal for a family, a peaceful lifestyle or a second home.

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

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES