

## Ecological timber-frame house in a charming village - a haven of peace and nature



## INFORMATION

Town:	Castelmoron-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	86 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



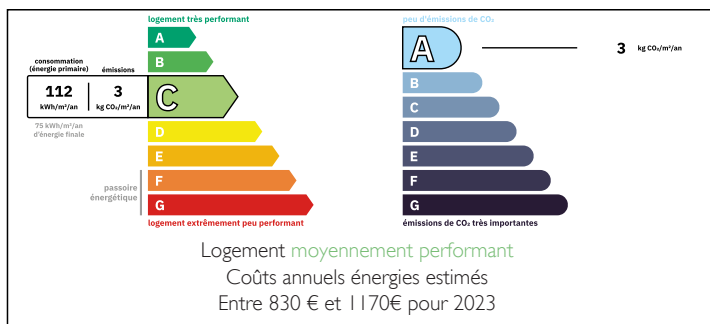
## IN BRIEF

Charming eco-friendly timber-frame house - 3 bedrooms - Garden with well - Quiet location - Extendable

Discover this magnificent eco-friendly house, built with high-quality timber frames by a reputable local company. Nestled in a peaceful, leafy setting, it offers comfort, sustainability and the promise of a serene lifestyle in the heart of south-west France.

Location: Situated in a quiet village with easy access to services, local markets and nature. Enjoy the relaxed pace of rural life in the Nouvelle-Aquitaine region, while being close to transport links and popular destinations such as Bordeaux, the Dordogne valley and the Atlantic coast.

## 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

Property highlights:

Three bright bedrooms, ideal for family or guests

Spacious garden with functional well - a real asset for gardening enthusiasts

Carport and enclosed garage with additional storage space

Complete eco-insulation with wood-fibre insulation in walls and attic

Double-glazed windows for optimum thermal and acoustic comfort

Heating provided by a wood pellet stove, supplemented by a heat pump for domestic hot water

Option to extend or add living space as requirements change

Property built by a trusted local eco-construction specialist.

Why you'll love it: This home is perfect for those looking for a smaller environmental footprint without sacrificing modern comforts. With natural materials and thoughtful design, it offers healthy indoor air quality and lower energy bills. Whether you're relocating, looking for a quiet retreat or investing in a sustainable holiday home, this property is ideal.

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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 habitation: EUR

## NOTES