

Village house in need of restoration, situated in the centre of a quiet and dynamic bastide.



INFORMATION

Town:	Laparade
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	154 m2
Plot Size:	0 m2

IN BRIEF

Situated in the heart of the bastide town of Laparade, this stone and half-timbered property of approx. 154 m² (1,615 sq ft) is in need of renovation.

This peaceful village on a plateau overlooking the Lot valley is known for its peace and quiet, its local farmers' markets and its 13th century narrow streets. A number of associations keep village life lively, with regular local events (bingo, garage sale, theatre, gym classes, etc.). Future homeowners will be able to take advantage of this beautiful setting, just a stone's throw from the services they need every day.

Historically a grocery shop and bistro, this semi-detached, atypical house boasts generous volumes, making it ideal for a variety of conversion options: a family home, the creation of one or two flats, a flat with commercial premises or a second home.

A great location...

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.



ENERGY - DPE

DPE not required.



DESCRIPTION

Ground floor: living room, kitchen and utility room or patio, bedroom.

The first floor comprises two bedrooms, a dining room, a second kitchen and a shower room with toilet.

Convertible attic space and cellar with window well complete this house.

The period features have been preserved, with original parquet flooring and exposed stonework.

South-facing with generous through-light thanks to the large 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: 400 EUR

Taxe habitation: EUR

NOTES