

Magnificent fully renovated country house by the canal with swimming corridor pool and large mature gardens



## INFORMATION

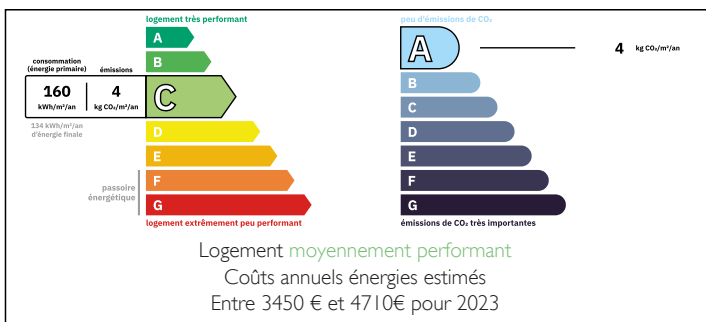
Town:	Lagruère
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	279 m2
Plot Size:	7805 m2

## IN BRIEF

Stunning farmhouse in the pretty village of Lagruere on the banks of the canal Lateral à la Garonne halfway between Bordeaux and Toulouse, with easy access to Bordeaux, Toulouse and Bergerac airports. This property is ready to move into with its stunning 13m pool, garden and numerous terrasses, ideal for summer BBQ's and parties.

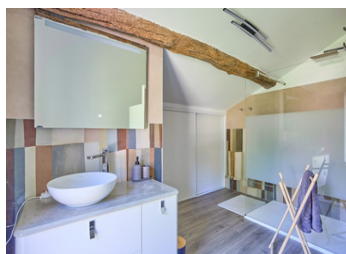
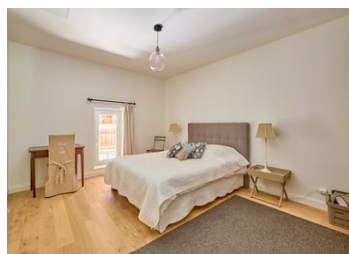


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 963 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Garden level and Ground Floor

Lounge with library area and open fireplace (37,3m<sup>2</sup>)

Fully fitted kitchen installed in 2023 (20,9m<sup>2</sup>)

Dining room (19,2m<sup>2</sup>)

Office/Bedroom (23,4m<sup>2</sup>)

Bedroom 1 with views of the canal (15m<sup>2</sup>)

Bathroom

WC

Laundry room

1st Floor

Bedroom 2 with views of the canal and the covered terrasse (24,4m<sup>2</sup>)

Bathroom

Bedroom 3 with canal views (16,4m<sup>2</sup>)

Bathroom

WC

2nd Floor

Bedroom 4 overlooking the covered terrasse (15,3m<sup>2</sup>)

Bedroom 5 overlooking the pool (22m<sup>2</sup>)

Exterior

Large mature gardens with fruit trees, fully enclosed with electric gates (7805m<sup>2</sup>).

Covered patio (41m<sup>2</sup>)

Tabacco drying barn (80m<sup>2</sup>)

Traditional built salt pool, 13m x 3m

Recent Works

Rendering of exterior walls

Installation of the pool

Biomasse central heating system with heat pump and aircon

Double glazing

New VMC system

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