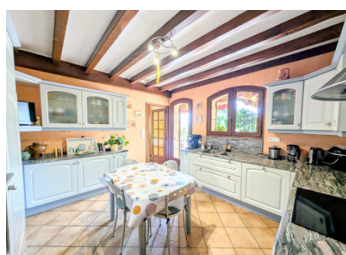


## Villa with stunning views, pool and enclosed garden



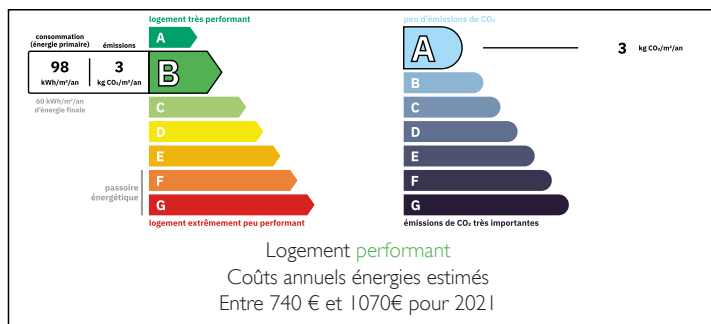
## INFORMATION

Town:	Virazeil
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	6005 m2

## IN BRIEF

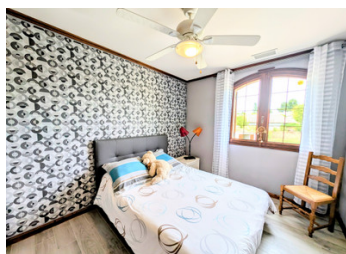
Villa with gorgeous views built in 1984 in the middle of its large garden reached by a long sweeping driveway, pretty patio and pool area overlooking the rolling countryside, just outside the small village of Virazeil in the Lot et Garonne.

## 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

Ground Floor

Entrance hall

Fully fitted kitchen

Good sized lounge/diner with fireplace with woodburner and patio doors out to the garden.

Pantry

Bathroom with separate WC

First Floor

3 bedrooms

Bathroom with separate WC

Outside

Heated saltwater pool 10m x 5m with surrounding patio and pool house.

Double garage

Large mature gardens with lots of flowers

## LOCAL TAXES

Taxe habitation: EUR

Renovation Work

14 Solar panels fitted in 2020.

Airconditioning with thermostats in each room.

Aerothermodynamique hot water heater.

-----

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

## NOTES