

Detached 4 Bedroom Family Home close to amenities, with the Lot river a short walk away.



INFORMATION

Town:	Saint-Sylvestre-sur-Lot
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	150 m2
Plot Size:	1424 m2



IN BRIEF

This large family home is within walking distance to local amenities. Short walk away from the Lot river where one can hire boats and take boat trips etc., Or simply sit at the café's and look out over the river.

Attend the local markets and activities which are often organised at this vibrant village stocked with delicious award winning baker, cafés, restaurants, niche boutiques.

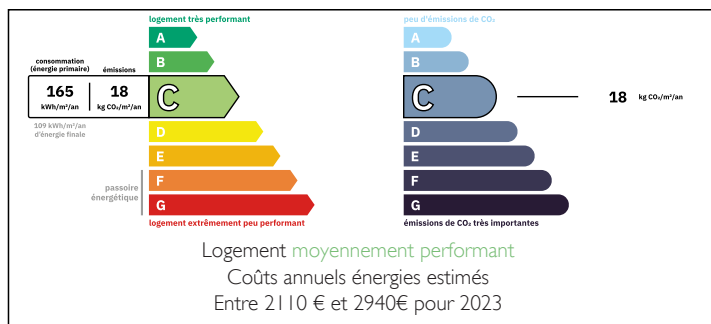
Close to the Bastide village of Penne d'Agenais, and Monflanquin.

Bergerac Airport 65 km

Toulouse Airport 98 km

City of Agen 45 km

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

This detached modern property is approached from off the road with a large drive side access to rear of the property by car or from the pedestrian gate at the front of the property. with Gated and fenced access all round.

The rear garden has beautiful views of Hills beyond. It boasts a well a log store and a separate building with a pizza oven and storage space also. a Terrace area for a seating area. Definitely, space for a swimming pool subject to local planning permission. The front door is sheltered by an open porch.

Upon entering you step into a large modern open plan kitchen 21,30m² with fitted units electric oven and space for large larder fridge. following through to an open plan living room of 33 m² fitted with reversible air conditioning, and a large log burner sitting between the kitchen area and the living area.

At the back section you will find two bedrooms the first being 11,70m² and the other 11,50m² with a dressing area of 2,70m² plus a large bathroom equipped with jacuzzi a shower unit a basin and W.C. of 7,25m²

a laundry room area of 2,30m²

The integral double garage with sink area and mezzanine floor has potential to create into further living space subject to local planning permission.

On the first floor of the house you ascend the stairs and arrive into a large room which could be used as office space or playroom for children...

LOCAL TAXES

Taxe foncière: 1342 EUR

Taxe habitation: EUR

NOTES