

Close to VILLENEUVE SUR LOT, commanding views for this stone house in need of restoration with large garden.

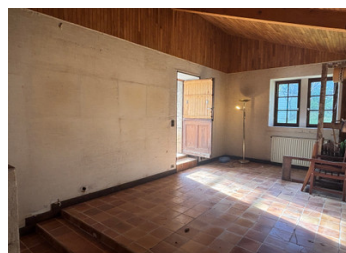


INFORMATION

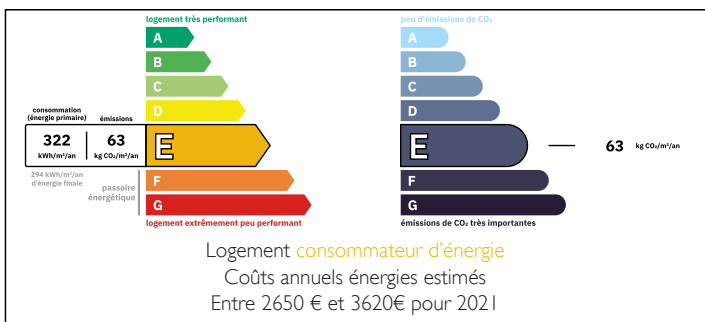
Town:	Hautefage-la-Tour
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	132 m2
Plot Size:	6000 m2

IN BRIEF

This stone house, which retains all its character, offers superb views of the hillsides. The ground floor comprises an old kitchen with a large open fireplace, two bedrooms, a shower room, a toilet, a small lounge and a large room with a summer kitchen. Upstairs, there is a landing, two bedrooms and an attic. A cellar, a workshop and a garage complete this property.



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

House located 10 minutes from the centre of Villeneuve-sur-Lot, in the countryside but not isolated.

View of the surrounding hillsides.

6,019 m² of land, over 5,500 m² of which is fully fenced.

Work required: electrical, plumbing, insulation and some structural work.

Gas tank heating.

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

LOCAL TAXES

Taxe foncière: 557 EUR

Taxe habitation: EUR

NOTES