

Large house divided into 2 apartments with large garden in the centre of the village of Virazeil.



## INFORMATION

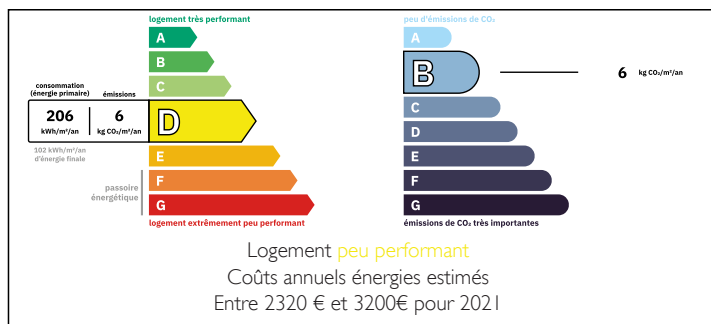
Town:	Virazeil
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	1300 m2

## IN BRIEF

Large house with 2 apartments with separate access, ground floor apartment with 2 bedrooms and the 1st floor apartment with 3 bedrooms, could also be used as one house, within walking distance of the centre of Virazeil, quiet location. Ideal for an elderly relative or airbnb.



## 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  
Large kitchen/diner  
Lounge  
2 bedrooms  
Bathroom with walk-in shower  
WC  
Large laundry/storage area

Stairs leading up to the 1st Floor  
Kitchen  
Lounge/diner  
balcony  
3 bedrooms  
Bathroom with walk-in shower  
WC

Large garden with planning permission for a house, patio area, double garage and outbuilding

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES