

Beautiful contemporary single-storey house in a quiet residential neighbourhood, 5 minutes from VILLENEUVE

EXCLUSIVE



INFORMATION

Town:	Lédats
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	1670 m2

IN BRIEF

Ideally located close to the peaceful village of LEDAT and just a 5-minute drive from the centre of VILLENEUVE-SUR-LOT, come and discover this family home.

This pleasant single-storey house offers a generous surface area of over 134 m², bathed in natural light. The living space is designed for families: a very large living room opens onto a modern kitchen for shared moments. The utility room ensures optimal functionality.

Space for everyone: three spacious bedrooms, an office (with potential for self-employed work or a dedicated teleworking space).

Full bathroom with WC, as well as a separate WC.

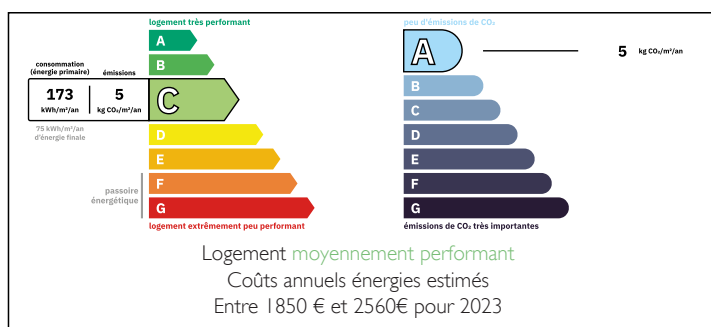
Attached double garage with automatic doors, including a workshop area, a pit and even a shower – perfect after a long day of gardening or DIY!

Flat garden with well, beautifully maintained, featuring two chalets.

This house has been perfectly maintained.



ENERGY - DPE



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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 very pleasant house is divided into:

- A living area of over 65m² (fully equipped 15m² open-plan kitchen opening onto a terrace shaded by awnings, a 13.97m² dining room and a 32m² lounge) overlooking the garden.
- Two 11m² bedrooms with built-in cupboards
- A 12m² bedroom
- A 9m² bathroom with bath, walk-in shower, toilet and double washbasin.
- A separate 1.7m² toilet
- A 9m² utility room
- A 14m² office, ideal for working from home
- An adjoining double garage of over 60m² with a shower, workshop area and pit

The living area has underfloor heating and the bedrooms have individual electric heating. Reversible air conditioning is also installed.

Double glazing with electric roller shutters on all windows.

Sewage system connected to mains drainage.

Property tax is €1,109.

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

LOCAL TAXES

Taxe foncière: 1 109 EUR

Taxe habitation: EUR

NOTES