

Panoramic view for this single-storey house a few kilometres from the TOMBEBOEUF golf course.



INFORMATION

Town:	Laperche
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	216 m2
Plot Size:	2624 m2

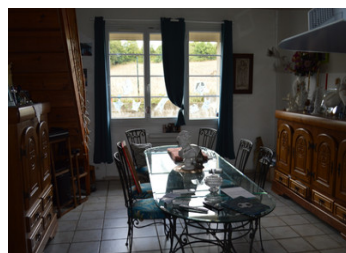
IN BRIEF

Discover this large family home ideally located just three minutes from TOMBEBOEUF and its golf course. An exceptional living environment for those seeking absolute tranquillity, privacy and unobstructed views of the surrounding countryside.

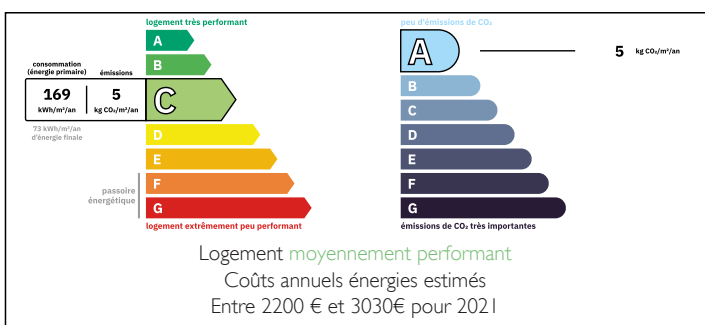
The house opens onto: A veranda offering a privileged relaxation area with panoramic views. A large, bright living room, enhanced by a mezzanine upstairs, creating volume and a warm atmosphere. A spacious kitchen-diner, perfect for family meals. An adjoining pantry for convenient storage. Four comfortable bedrooms on the ground floor. A recent, modern shower room. A bathroom with WC. A separate WC.

Upstairs, the mezzanine leads to an additional bedroom (ideal for an office, teenager or guest room). The house also benefits from a small adjoining garage.

The property is surrounded by an enclosed garden of over 2,400 m² with a swimming pool, creating a



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

For your information:

- The sanitation system is a functional micro-station that complies with standards.
- Heating is provided by a heat pump with photovoltaic panels for personal use and resale.
- Four of the five bedrooms are on the ground floor.
- Miramont de Guyenne is less than ten kilometres away and the Tombeboeuf golf course is three minutes away.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES