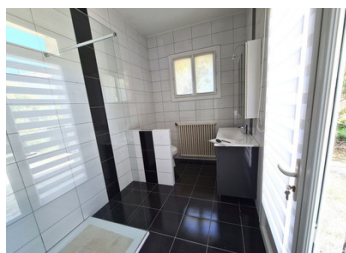


Very spacious house on the edge of village with a GOLF COURSE!

EXCLUSIVE



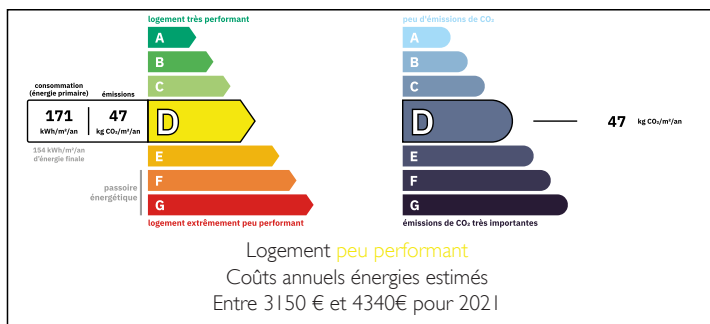
## INFORMATION

Town:	Tombeboeuf
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	355 m2
Plot Size:	1370 m2

## IN BRIEF

Excellent ready to move into property situated at the edge of a village with shop, PO, hairdressers, chemist, bakery, restaurant and popular 9 hole golf course with clubhouse. Supermarkets within 15 minutes, many lovely walks around local lake. In central Lot et Garonne, amongst orchards and sun flower fields, BERGERAC airport 45mins, BORDEAUX and TOULOUSE 1h30, TGV and motorway access 45 mins.

## 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.



## LOCAL TAXES

**Taxe foncière: 1700 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Upstairs living to take advantage of the views here, large square entrance hall with feature tiled floor, stairs to first floor with large L shaped lounge dining room, with round bay windows, wood flooring, brick fireplace with built in wood book cases either side, doors out onto side balcony and sun awning, to enjoy al fresco dining. Fully fitted kitchen, leading out to rear glazed all weather terrace with BBQ, and utility area, stairs to garden. 4 good sized bedrooms with fitted robes, the larger main bedroom with dual aspect windows, 1 bathroom with bath, shower, washbasins and separate WC, at one end, newly fitted bathroom with bath shower, washbasin and WC, at the other. Downstairs there is a sheltered, under arch entrance area with summer kitchen, leading inside to a very large carpeted room, office, workshop, separate WC, boiler room laundry, utility/storage, wine cellar and huge integral, double door garage with enough space for at least 3 vehicles/ motorbikes/cycles etc, there is also off road parking to the front. There are various terraces and fully enclosed gardens to 3 sides, the larger side could easily take a swimming pool (with permission from mairie). As the present owners have pets, there is a device all around the garden acting as a barrier which reacts with the pets collars, keeping them in!

All in all, a nicely presented large house with no work needed, ready to move into and enjoy an active life in...