

Within walking distance of the golf course and the centre of the village of TOMBEBOEUF, house to renovate

EXCLUSIVE



INFORMATION

Town:	Tombeboeuf
Department:	Lot-et-Garonne
Bed:	1
Bath:	1
Floor:	70 m2
Plot Size:	1300 m2

IN BRIEF

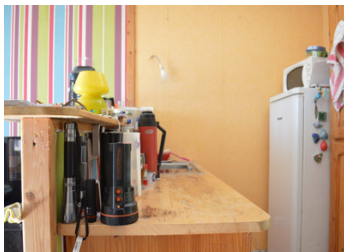
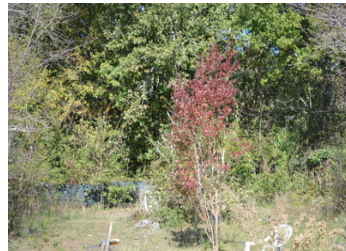
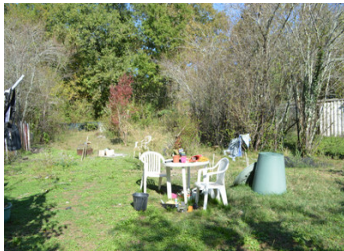
Discover this charming house in an ideal location, offering a practical and pleasant living environment. Enjoy an exceptional location within walking distance of the village centre and all its amenities: bakery, grocery store, restaurant, post office, school, pharmacy. Sports enthusiasts will appreciate the immediate proximity of the golf course.

This dual-aspect house is particularly bright. On the ground floor: you will find a garage, a separate kitchen and a multipurpose room that can be used as a first living room, office or games room.

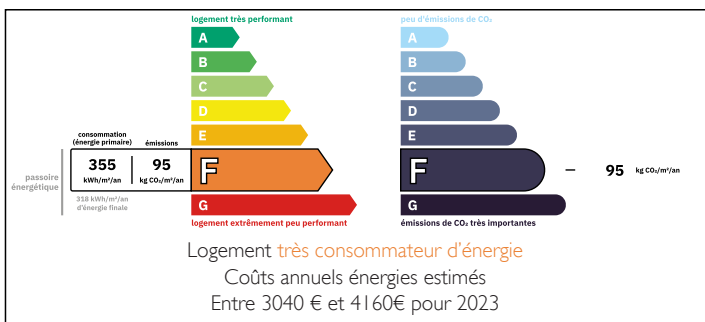
Upstairs: the main living area consists of a living room with a fitted kitchen area, a pantry, a bathroom with WC and a bedroom.

The upper floor opens onto a garden of over 1,300 m², a true haven of peace. Enjoy sunny days thanks to the 7m x 4m chlorine swimming pool.

This property is an ideal opportunity,...



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

This house is divided into:

Ground floor:

- A 23m² garage
- A 16m² room
- A 7.75m² kitchen

First floor:

- A 1.4m² landing
- A 23.8m² living room with kitchen area, opening onto a balcony on one side and the garden on the other.
- A 12.3m² bedroom with two windows
- A 5.8m² bathroom with WC

The windows are a mix of single and double glazing and are fitted with solar-powered wooden roller shutters.

The property is heated by an oil-fired boiler.

The property is connected to mains drainage.

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

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES