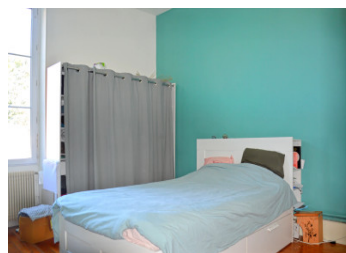


A few minutes from an 18-hole golf course, large townhouse full of character, tastefully renovated throughout.



INFORMATION

Town:	Barbaste
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	130 m ²
Plot Size:	1000 m ²



IN BRIEF

Charm & Comfort - Renovated Character House in the Heart of the Village!

In the centre of a village with all amenities, 10 minutes from Nérac and an 18-hole golf course, discover this superb stone townhouse, completely renovated with taste and quality materials.

Ground floor:

Authentic entrance hall with cement tiles and old service door.

Cosy living room with fireplace and high ceilings.

Modern kitchen with original stone sink.

WC.

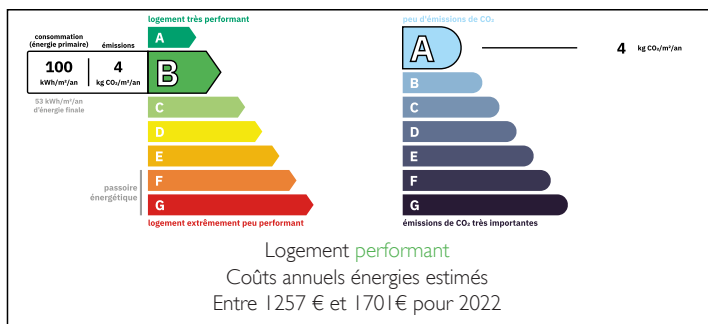
First floor:

Landing.

3 beautiful bedrooms with high ceilings and original parquet flooring.

Shower room with WC.

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.

Large garden of over 1,000m² with fruit trees.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Recent installations: Heat pump, thermodynamic

water heater, double glazing (improved energy efficiency rating).



DESCRIPTION

This character property comprises:

Ground floor:

- A 10m² entrance hall
- A 25m² living room with fireplace opening onto the terrace and garden
- A recently fitted 14m² kitchen with original stone sink
- A 3m² boiler room
- An 11m² hallway
- A 1.6m² toilet

Upstairs:

- A landing
- A 13m² bedroom
- A 25m² bedroom
- A 15m² bedroom
- A 4.5m² shower room with toilet

On the second floor:

- An attic that can be converted into an additional bedroom with 13.60m² of living space (20.40m² of usable space)

The terrace has a retractable awning in case of storms.

The separate garages are 15m² and 20m² with a terrace area on the garden side (ideal for barbecues).

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

LOCAL TAXES

Taxe foncière: 999 EUR

Taxe habitation: EUR

NOTES