

Near Eymet, single-storey house in the countryside on a wooded garden of over 4500m



## INFORMATION

Town:	Roumagne
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	4583 m2

## IN BRIEF

You're sure to fall in love! Just a few minutes from the amenities of Eymet and Bergerac Airport, come and discover this charming traditional single-storey house, ideally located in the countryside but not isolated. Perfect for a main residence or a peaceful pied-à-terre.

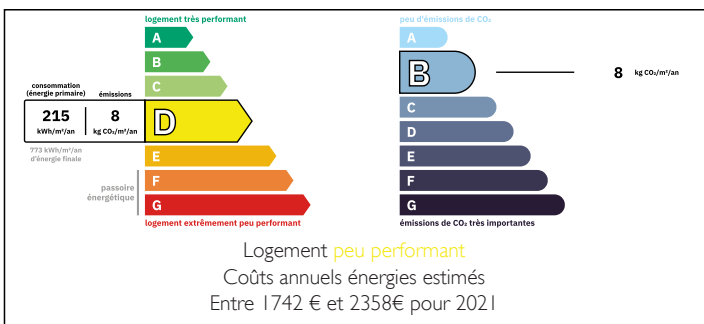
Functional and bright interior:

The house is organised around a pleasant veranda serving as an entrance hall. It opens onto a large, very bright living room with two French windows offering direct access to the garden. There is also a separate kitchen, three comfortable bedrooms, a bathroom and a separate toilet. An adjoining garage completes the property, making everyday life easier.

Peaceful exterior:

This property is surrounded by a large garden of over 4,500 m<sup>2</sup>, a veritable landscaped park that ensures peace and privacy. The grounds also include

## 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

The house is divided into:

- An 11 m<sup>2</sup> veranda
- A 36.95 m<sup>2</sup> living room with fireplace insert
- A 12 m<sup>2</sup> kitchen
- A 9 m<sup>2</sup> bedroom
- A 10.71 m<sup>2</sup> bedroom with cupboards
- A 12.82 m<sup>2</sup> bedroom with cupboards
- A 5.13 m<sup>2</sup> bathroom
- A 1.62 m<sup>2</sup> toilet
- A 5.29 m<sup>2</sup> hallway
- A 28 m<sup>2</sup> garage

Electric heating

Double glazing throughout

-----

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