

3 km from Miramont de Guyenne and 10 km from Eymet, fully restored stone house with garden.



## INFORMATION

Town:	Lavergne
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	124 m <sup>2</sup>
Plot Size:	900 m <sup>2</sup>

## IN BRIEF

Charming Renovated Stone House (Near Miramont/Eymet)

Authenticity and Potential! In a peaceful village, superb stone house completely renovated (beams, original parquet flooring, exposed stonework).

Single-storey living space:

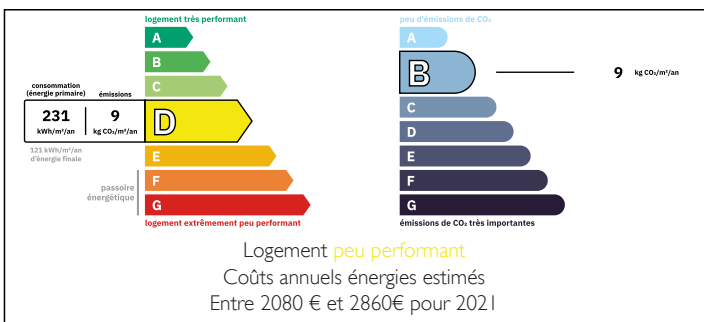
Ground floor: Large entrance hall, living room, modern kitchen with dining area, one bedroom, bathroom, WC.

First floor: Landing, three bedrooms, access to convertible attic space.

Small adjoining outbuilding. Garden. Two additional attics offer great flexibility.

Ideal for those seeking old-world charm without

## 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 beautiful townhouse is divided as follows:

Ground floor:

- 15m<sup>2</sup> entrance hall
- A modern kitchen with a 23m<sup>2</sup> dining area
- A 20m<sup>2</sup> living room
- A 12m<sup>2</sup> bedroom
- A 10m<sup>2</sup> bathroom
- A toilet
- A 21m<sup>2</sup> outbuilding

First floor:

- A 4m<sup>2</sup> landing
- An 11m<sup>2</sup> bedroom
- A 13m<sup>2</sup> bedroom
- A 17m<sup>2</sup> bedroom

Above, a 35m<sup>2</sup> convertible attic and another of approx. 41m<sup>2</sup>.

The windows are double-glazed for sound and heat insulation.

The heating is electric with recent convector heaters.

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

## LOCAL TAXES

**Taxe foncière: 655 EUR**

**Taxe habitation: EUR**

## NOTES