

Large period family home with garden and patio in the centre of a medieval bastide.



EXCLUSIVE

INFORMATION

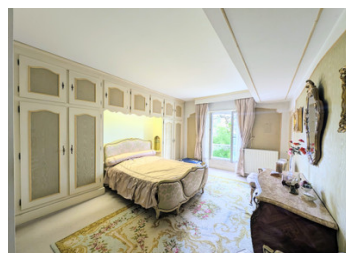
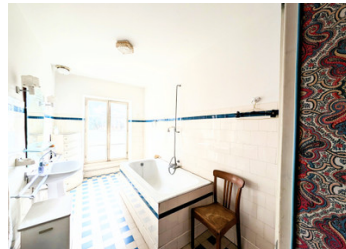
Town:	Vianne
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	189 m2
Plot Size:	870 m2

IN BRIEF

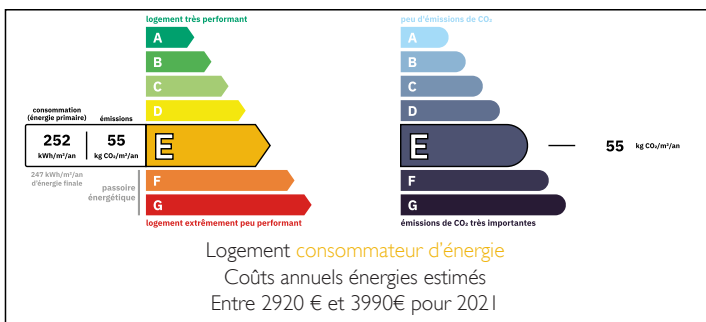
Set in the heart of a charming medieval village, this spacious period family home combines character, comfort, and generous living spaces. The property features a large lounge-diner, ideal for family life and entertaining, filled with natural light and period charm.

Outside, you'll enjoy a beautiful garden and a large sunny patio, perfect for outdoor dining and relaxing in a peaceful, historic setting.

A wonderful opportunity to own a characterful home in a sought-after village, ideal as a family residence or a charming retreat.



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

Large family house with lots of potential within the walls of the medieval bastide village of Vianne.

Ground Floor

Large lounge/diner with patio doors leading out to the large south facing patio and garden.

Kitchen with door put to the patio

Bedroom with ensuite bathroom and walk-in wardrobe.

WC

1st Floor

Large corridor

4 large bedrooms

2 bathrooms

1 WC

LOCAL TAXES

Taxe foncière: 3400 EUR

Taxe habitation: EUR

Large sunny patio with BBQ area and good sized garden with mature trees and garage. Large cellar with windows and access to the garden of 163m² which could be used as a workshop/studio/reception room.

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

NOTES