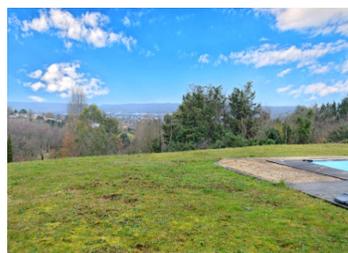


VILLENEUVE LOT Contemporary single-storey house built in 2004 with views of the town and surrounding hillsides



INFORMATION

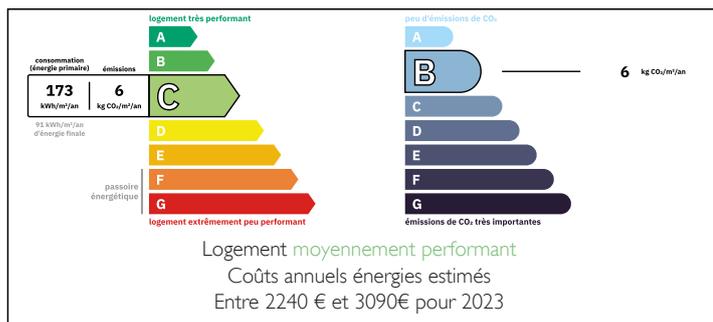
Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	148 m ²
Plot Size:	2900 m ²

IN BRIEF

Just 2 minutes from Villeneuve-sur-Lot town centre, discover this exceptional contemporary villa, nestled halfway up the hillside in a highly sought-after residential area. Entirely on one level, this property offers complete privacy with no overlooking neighbours. Upon entering, the vast, light-filled living room captivates with its spaciousness and open-plan kitchen. The space opens onto a panoramic terrace overlooking the town and hills.

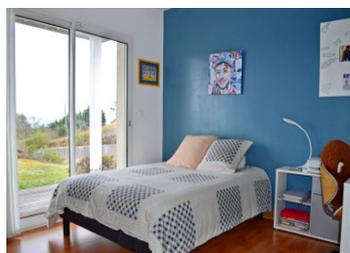
The sleeping area comprises a master suite (with dressing room and en-suite bathroom) and two additional bedrooms with a shower room. Amenities include a double tiled garage, a functional pantry and a second separate garage. The landscaped garden features a 4.5m x 9m swimming pool, offering stunning views of the horizon. A rare property combining tranquillity and proximity to amenities.

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 high-quality, single-storey property is divided into:

- A 56m² living room
- An 8m² kitchen
- A 10.30m² pantry
- A 12.70m² bedroom with cupboards
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- A master suite comprising a 14.20m² bedroom, a 7.80m² bathroom and an 8.60m² dressing room
- A 6.80m² shower room
- A 36 m² garage with electric doors

Electric underfloor heating

Water is supplied by an independent water heater

Air conditioning is installed in the bedroom

The windows are double-glazed with electric roller shutters

The swimming pool is chlorinated and heated by a heat pump.

Sewage is treated by a septic tank

Internet is provided by satellite, but fibre is being rolled out.

LOCAL TAXES

Taxe foncière: 3279 EUR

Taxe habitation: EUR

NOTES

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