

## Character stone town house with 3 bedrooms and 3 shower rooms

EXCLUSIVE



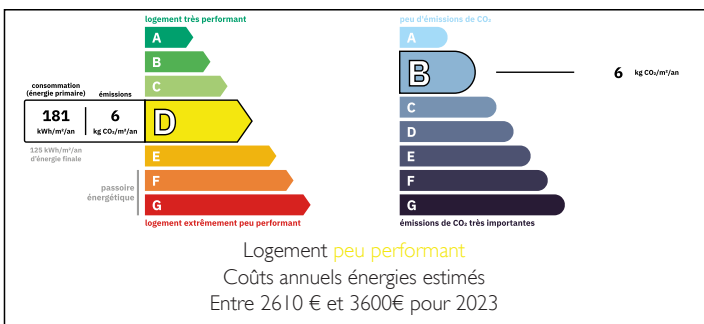
## INFORMATION

Town:	Lacapelle-Biron
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	100 m <sup>2</sup>

## IN BRIEF

- Charming and beautifully decorated three-bedroom house in excellent condition.
- Ideal lock-up-and-leave with low-maintenance courtyard and sunny terrace.
- Perfect as a holiday home or attractive rental investment.
- Located in a small and lively village with essential amenities.
- On the Lot-et-Garonne / Dordogne border, close to Monpazier, Château de Biron and Gavaudun.
- Superb local walking and cycling routes from La Capelle-Biron, including marked trails and quiet lanes.
- Only 45 minutes from Bergerac airport and train station.
- A ready-to-enjoy home in a highly desirable and picturesque area.

## 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 village home benefits from mains drainage, high-speed internet availability, double glazing, and additional insulation, making it comfortable and efficient for year-round living.

### Interior Spaces

- Kitchen / Dining Area – 50 sqm - An open-plan space featuring an artisan-made kitchen with polished concrete worktops and bespoke wooden cabinetry.

- Main Living Room – 48 sqm - Spacious yet cosy, with a wood-burning stove and direct access to the courtyard. A small utility room is discreetly incorporated into this area.

- Ground-Floor Toilet – 2 sqm

- Ground-Floor Shower Room – 7 sqm

3 x Bedrooms

- First-Floor Double Bedroom – 22 sqm - includes its own shower room

- First-Floor Double Bedroom – 32 sqm - generous proportions with private shower room

- First-Floor Double Bedroom – 22 sqm - accessed via stairs from the main living room and includes a dressing area with potential to install a shower room.

Outside, enjoy the top decked sunny terrace with open views over the surrounding hills — a perfect spot for relaxing, dining, or working outdoors. Combined with the sheltered courtyard, the property offers low-maintenance outdoor living ideal for a luxurious holiday retreat, remote working, or full-time life in South West France.

Floorplan and additional photos available on request

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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 habitation:

EUR

## NOTES