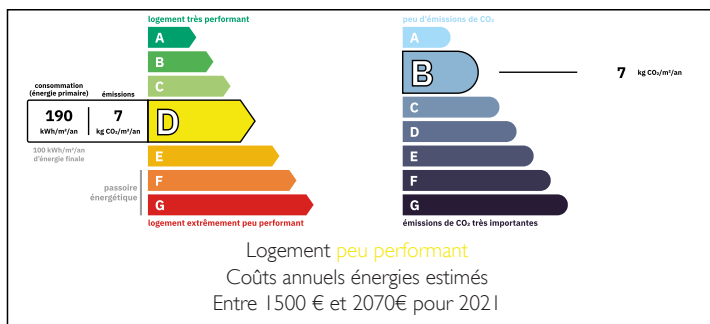


Just 10 minutes from Agen, come and enjoy the peace and quiet of this house, situated on a cul-de-sac.



ENERGY - DPE



INFORMATION

Town:	Foulayronnes
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	2600 m2

IN BRIEF

A haven of peace on the outskirts of Agen – A townhouse in a bucolic setting

Just a few minutes from Agen town centre and the amenities of Foulayronnes, discover this house nestled at the end of a private cul-de-sac. Offering a peaceful, leafy setting, this tree-lined property is a true haven for nature lovers.

The property comprises two functional levels:

Ground floor: A welcoming entrance hall, a bedroom with en-suite shower room and toilet (ideal for a teenager or as a study), a utility room and a large garage.

First floor & Garden level: A kitchen opening onto a bright living room, extended by a balcony and offering direct access to the garden. The sleeping area features two bedrooms with fitted wardrobes, a bathroom and a separate toilet.

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 house comprises:

Ground floor:

- An entrance hall (7.00 m²)
- A bedroom of 11.77m²
- A shower room of 4.87m² with a toilet
- A utility room of 3.6m²
- A garage of 50m²

First floor:

- A living room of 31.87m²
- A kitchen of 9.94m²
- A bedroom measuring 11.67m²
- A bedroom measuring 10.65m²
- A bathroom measuring 4.73m²
- A toilet

The windows are double-glazed with wooden shutters

The heating is electric

Hot water is supplied by a storage water heater

Wastewater is managed via a septic tank

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

NOTES