

Modern single floor 4 bed detached villa in a quiet suburb walking distance to schools and shops.



INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	106 m2
Plot Size:	685 m2

IN BRIEF

Nicely presented spacious detached modern villa on a quiet residential estate just out of town.

Featuring:

Large open plan lounge/diner 36m2 with large cupboard for coats and boots

Modern kitchen with breakfast bar 8m2

utility room plumbed for washer 3.5m2

air con reversible heat

air/heat pump

4 bedrooms with built in closets 9.65, 11.50, 14.10, 12.70m2

bathroom with large walk in shower 5.15m2

separate WC

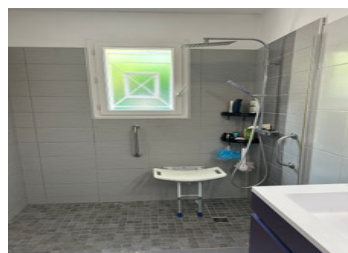
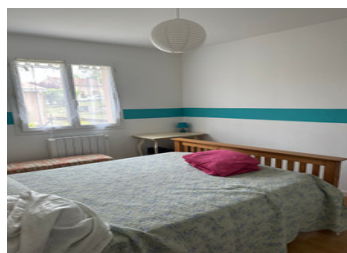
terrace with large garden shed

grass lawns and mature shrubs

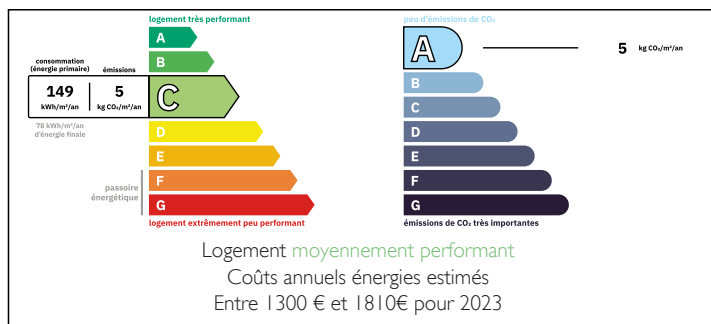
situated walking distance to shops and schools

easy maintained gardens

Ideal for person using a wheelchair.

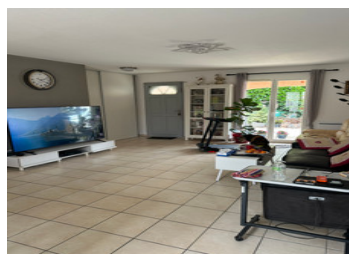


ENERGY - DPE



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

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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: 1140 EUR

NOTES