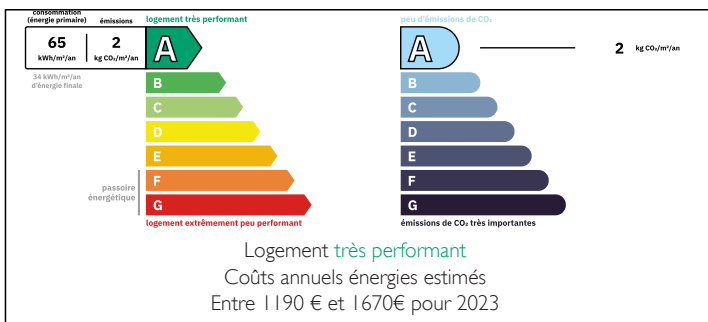


In a quiet village, a property comprising two stone houses, both fully and tastefully renovated.



ENERGY - DPE



INFORMATION

Town:	Saint-Léon
Department:	Lot-et-Garonne
Bed:	7
Bath:	4
Floor:	285 m ²
Plot Size:	1300 m ²

IN BRIEF

RARE: Fully Renovated Property Investment with Great Potential

Ideally located between Bordeaux and Toulouse, just 5 minutes from the highway, this beautifully renovated property features two separate homes. Perfect for a guesthouse, rental income, or a multi-generational family project.

Main Manor House:

An entrance hall leads to a laundry room and a spacious living area with an open-plan kitchen. Its balcony offers unobstructed views of the village and surrounding countryside. It includes two bedrooms, a shower room, and a toilet. On the garden level: a terrace, a second entrance, two bedrooms, a shower room, and a toilet.

Second House (semi-detached, completely private):
 This home offers a parking space, a kitchen, a living

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.



NOTES

DESCRIPTION

The main house comprises:

- An entrance hall of 5.29m²
- A utility room of 6.21m²
- A living room of 39.48m² with an open-plan kitchen
- A shower room of 5.08m²
- A bedroom of 14.13m²
- A bedroom of 14.62m²
- A second entrance hall (12.12m²)
- A bedroom (14.69m²)
- A bedroom (10.37m²)
- A walk-in wardrobe (6.38m²)
- A shower room (5.10m²)

The guest house comprises:

- A living room of 31.01m²
- A kitchen of 11.87
- A utility room of 2.08m²
- A bedroom of 17.92m² with access to a private terrace
- A bedroom of 14.46m²
- A shower room of 4.21m²
- A mezzanine of 17.25m²
- A bedroom of 19.73m²
- A shower room of 3.75m²

Technical details:

- Heating via reversible air conditioning
- Hot water supplied by a water heater
- Double glazing with electric roller shutters
- Wastewater treatment via a micro-sewage treatment plant

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