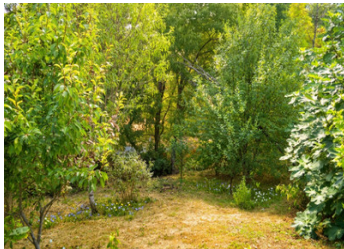
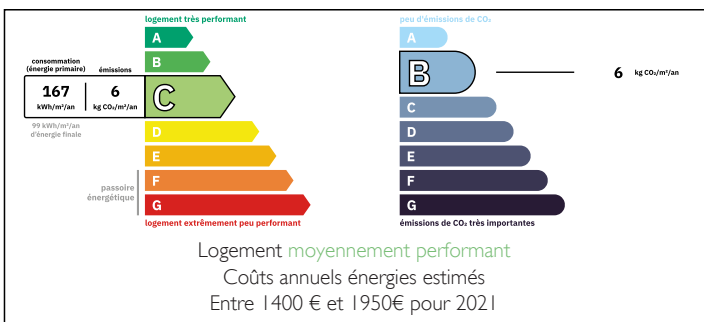


A contemporary, single-storey house built in 2006 with four bedrooms and a fully fenced garden



ENERGY - DPE



INFORMATION

Town:	Lalandusse
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	118 m²
Plot Size:	1700 m²

IN BRIEF

Lalandusse (47) — Contemporary 2006 home

Located in northern Lot-et-Garonne, on the border of the Dordogne, the charming village of Lalandusse offers a peaceful living environment while staying connected to the vibrant surrounding bastide towns such as Castillonès, Lauzun, and Eymet. The village also benefits from its close proximity to Bergerac Airport, perfect for easy travel.

Just steps from the village center, discover this bright and appealing 2006 contemporary home. Filled with natural light, it features a fully equipped kitchen opening onto a spacious living room with direct access to a lovely covered terrace.

The sleeping area comprises four bedrooms, including a master suite with its own en-suite shower room and toilet. A separate family bathroom, an additional guest toilet, and a practical

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 traditionally built house comprises:

- A living room measuring 46m²
- An open-plan kitchen measuring 12.26m²
- A bedroom measuring 10.83m²
- A bedroom measuring 10.90m² with an en-suite shower room and toilet
- A bedroom measuring 11.35m²
- A bedroom measuring 11.90m²
- A 4.54m² bathroom
- A 15.60m² utility room

Technical details:

- Double glazing; the bedroom windows have fly screens
- Electric heating and a wood pellet stove
- Hot water supplied by a storage water heater
- Wooden shutters
- Wastewater disposal via a septic tank

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

LOCAL TAXES

Taxe foncière: 827 EUR

NOTES