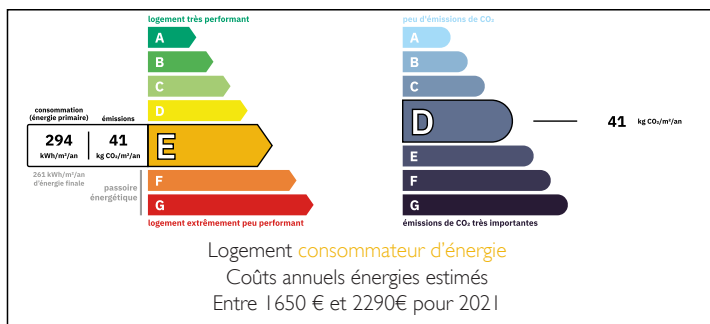


Charming 3 bedroom village house with a garden. Overlooking the canal.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Buzet-sur-Baïse
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	95 m²
Plot Size:	503 m²

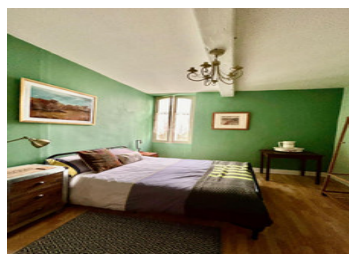
IN BRIEF

Lovely house with good sized garden in the pretty wine producing village of Buzet, with part in-ground pool and off-road parking.

Within easy reach of Bordeaux and Toulouse, 1 hr and 30 mins from Agen. Situated in the beautiful Albret area with bastide, villages, châteaux and the leafy cycle path along the canal.

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

Ground Floor

Large open plan kitchen, lounge diner with insert fireplace and patio doors out to the garden (34,3m2)..

Utility room 6,5m2

WC

Large room to renovate on 2 floors (34,3m2 plus the same upstairs).

First Floor

Bedroom 1 Large light and airy bedroom of 17,4m2

Bedroom 2 13,75m2

Bedroom 3 12,8m2

Bathroom with jacuzzi bath, shower and vanity unit 5,5m2

Separate WC

Small attic area, ideal for storage.

The house has gas central heating and double glazing on the ground floor.

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