

Beautiful 5 bedroom farmhouse with large plot of land and breathtaking views of the lake



INFORMATION

Town:	Lougratte
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	225 m ²
Plot Size:	5400 m ²

IN BRIEF

In this quiet village, you will find a comfortable family home with generously sized rooms.

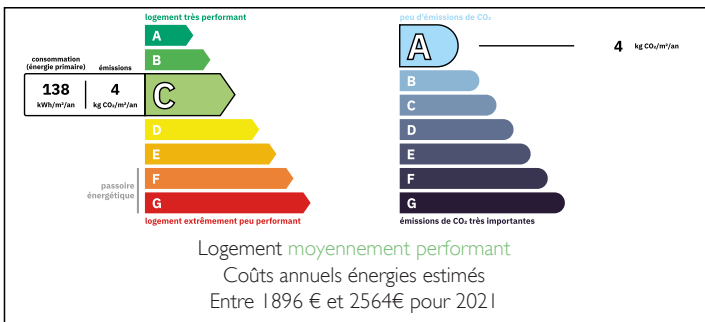
Located in the immediate vicinity of Lake Lougratte, it benefits from an exceptional natural setting and an environment appreciated by residents.

Very well equipped and maintained, this 7-room family house offers appreciable comfort: air-water heat pump, fireplace, double glazing, roof in very good condition and insulated, septic tank up to standards, large garage with socket for electric vehicle, workshop, Dependencies.

Interior: Ground floor: entrance, living room, dining room, separate kitchen, library or bedroom. Upstairs, five bedrooms with cupboards. Full bathroom (thalasso bathtub shower) and a shower room.

Exterior: Very beautiful plot of land of 5400 m² with beautiful trees, including fruit trees, and small outbuildings. Large garage. Terrace and above all a mysterious castle reserved for children

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

Ground floor :

Kitchen: 29m²

Living room: 27 m²

Dining room: 19 m²

Library : 20m²

Terrace: 18m²

First floor :

Master bedroom: 20 m²

4 bedrooms: 14m²/11m²/11m²/9.5 m²

Shower room: 6.5 m²

Bathroom: 11m²

Exterior:

Workshop 32 m²

Laundry room: 6m²

Garage 35 m²

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

LOCAL TAXES

Taxe foncière: **363 EUR**

Taxe habitation: **EUR**

NOTES