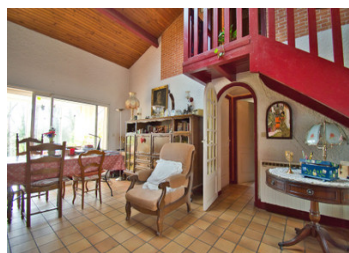


Riverfront property with house, apartment, garden and pool.



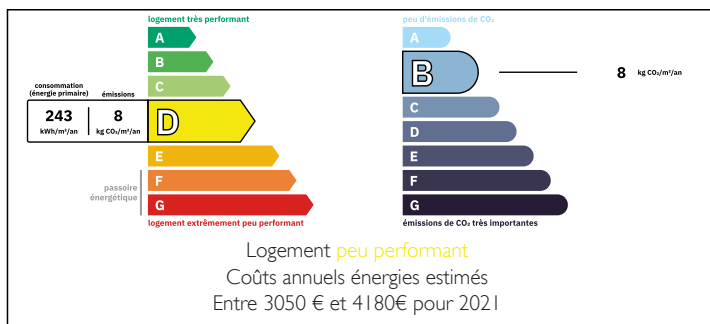
INFORMATION

Town:	Casseneuil
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	213 m2
Plot Size:	2875 m2

IN BRIEF

A rare opportunity has arisen with this exceptional property on the banks of the Lot, offering an idyllic setting and endless possibilities. With two adjoining houses, this property can be adapted to your needs, whether for a large family, a gîte project or seasonal rentals.

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.



LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Main house (162m²):

Cathedral living room with fireplace
Dining room with access to spacious veranda
Fully equipped kitchen with two adjoining pantries
Two bedrooms on first floor
Upstairs bedroom with balcony and dressing room
Bathroom with bathtub
Separate WC
38m² double garage equipped with photovoltaic panels

Second house (85m²):

Bright living/dining room
Kitchen
Two comfortable bedrooms
Bathroom with shower
Separate WC
Separate entrance

Exterior:

2875m² wooded park with 25 fruit trees
50m³ swimming pool
Direct access to the Lot, ideal for fishing and water sports
Possibility of fitting out a boat pontoon

Assets:

Generous volumes and cathedral ceiling
Unobstructed view of the park and Lot river
Large veranda for year-round sunshine
Potential for gîtes or seasonal rental projects

Points to consider:

Sanitation compliance work to be considered
Interior refreshment required
Liner to be replaced

Don't miss this unique opportunity to own a

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr