

Gorgeous character home with 4 bedrooms, gite and pool in a wooded enclosed garden with fabulous views.



## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Laroque-Timbaut |
| Department: | Lot-et-Garonne  |
| Bed:        | 5               |
| Bath:       | 3               |
| Floor:      | 140 m2          |
| Plot Size:  | 5175 m2         |



## IN BRIEF

This is a lovely family home, it's got character and it's unusual, and you'll love it !! Spacious 4 bed roomed home with large lounge divided into TV area, and lounge, split level office area and dining room. Wonderful garden with views, on a clear day, to the Pyrenees, lots of space inside and out.

There is a south-facing patio and two bedrooms and dining room have views to the south.

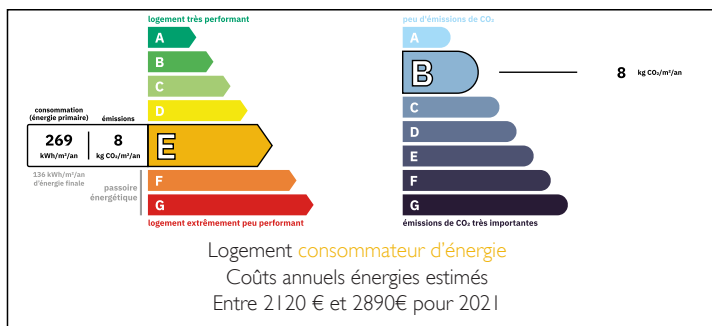
The gite has a large summer kitchen with BBQ.

The garden is very natural and contains many varieties of wild orchids.

The pond has no fish (too shallow) but contains waterlilies.

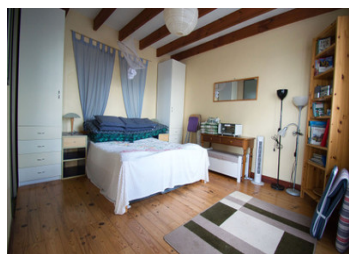
he house is on the school bus run.

## 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

Don't miss out on the chance to view this house, close to the wonderful village of Laroque Timbault, where you literally have everything on your doorstep, and yet live in the most peaceful haven, once you enter through your garden gate.

Fully fitted kitchen, large utility room, conservatory used as garden room, 2 bedrooms sharing a shower room and WC, guest bedroom, upstairs to bedroom WC and washbasin, and large room could be ideal for teenagers, or games room.

Drive with 2 gated access, gite with one bedroom, shower room and WC and kitchen area and large covered terrace area, swimming pool, barn for garden storage, fish pond, woodland and enclosed lawned gardens.

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

## LOCAL TAXES

**Taxe foncière:** 2126 EUR

**Taxe habitation:** EUR

## NOTES