

Stone detached house with 3 bedrooms and gardens and garage on edge of village.



INFORMATION

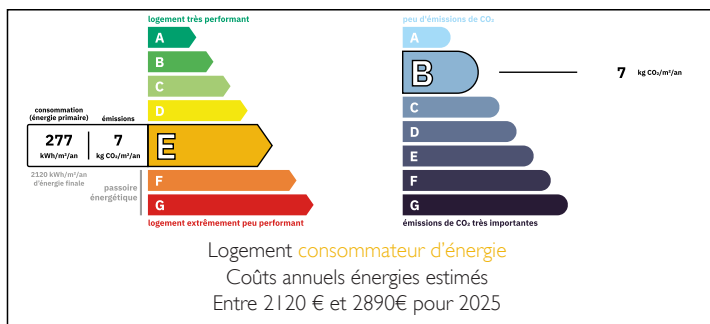
Town:	Cours
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	580 m2

IN BRIEF

A substantial stone detached house on the edge of a small village being surrounded by open countryside. The house has a large through lounge with exposed beams and stone walls, a large stone fireplace, open stone staircase to first floor, there is an open plan rustic style kitchen and separate dining area. This space has an air con reversible unit.



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: 500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

UPSTAIRS to a large open landing with 3 good sized bedrooms with exposed beams, a separate Wc and good sized bathroom with bath, bidet and double sink unit. All windows offer lovely views. OUTSIDE there is an attached garage, a covered terrace for al fresco dining with a bread oven, and another private terrace overlooking the gardens with lawns fruit trees, flowering shrubs and hedges. There is a well for garden water, and a conforming drainage system. The house has been well looked after, is fully double glazed and has good insulation. There is parking for 2 vehicles.

- double glazing
- heat pump and 3 clim/ heating units
- large open fireplace
- insulation
- well for garden water
- 2 parking places and garage
- conforming drainage

Good value as no money to spend apart from decoration.

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