

Spacious villa with large garden, pool and terrasse and views of the pretty bastide village of Damazan.



INFORMATION

Town:	Damazan
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	5030 m2

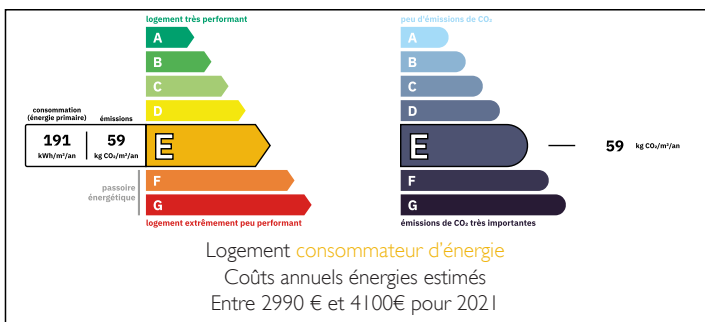


IN BRIEF

Architects villa with lots of light, 4 bedrooms, large lounge/dining room of 60m2 with bay windows overlooking the large south facing terrace and newly installed pool. Garage and workshop. Within walking distance of the pretty bastide village of Damazan, halfway between Bordeaux and Toulouse with excellent transport links.

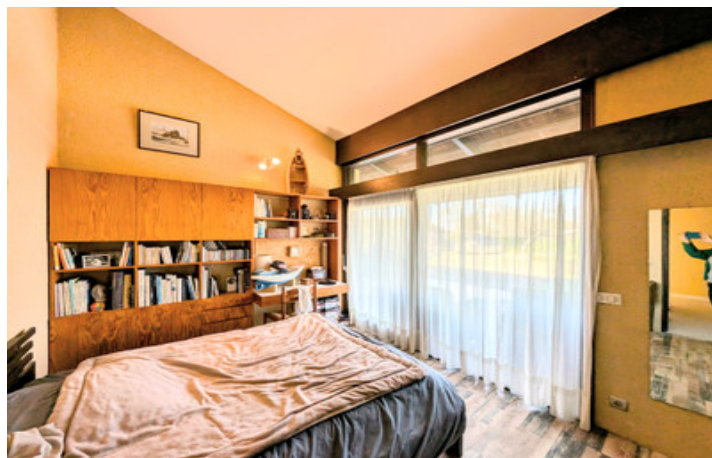


ENERGY - DPE



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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

Entrance hall leading to large lounge/dining room 60m² with patio doors all around overlooking the garden and pool. Open fireplace

Fully equipped kitchen, sous-sol with wine cellar and 2 storage rooms.

4 good sized bedrooms, including a master bedroom with walk-in wardrobe and bathroom.

Seperate bathroom and WC.

Outside

Large enclosed garden of 5000m² with gates, garage and workshop.

Newly installed saltwater pool, 8 x 4m and large patio of 60m², patio to the side of the house with hot tub.

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

LOCAL TAXES

Taxe foncière: 2520 EUR

NOTES