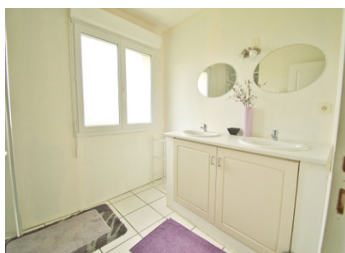


Country property with two dwellings in a dominant position, a stone's throw from the shops.



INFORMATION

Town:	Roumagne
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	177 m2
Plot Size:	3448 m2

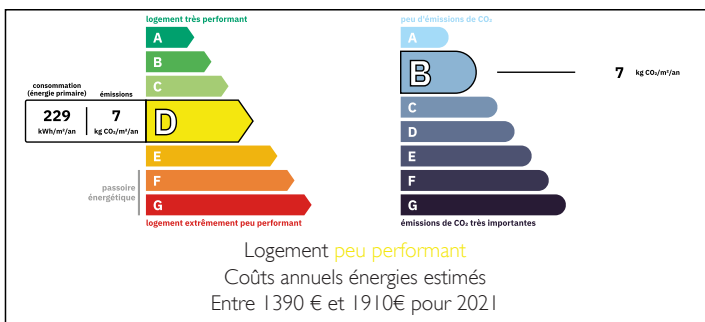


IN BRIEF

A charming country property with lovely views, a stone's throw from the town and its shops. Comprising two houses, tobacco drying room, large garden with many fruit trees, vegetable garden, well and swimming pool to renovate.

Situated 5 minutes from the town of MIRAMONT DE GUYENNE, 10 minutes from EYMET, 20 minutes from MARMANDE and 30 minutes from BERGERAC.

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

The first house comprises, on the ground floor, a sitting room with a wood-burning stove, a fitted kitchen, a study, a utility room with a toilet and a bedroom.

The second house comprises a living room with kitchen/lounge and dining room, two bedrooms, utility room, shower room and wc.

Double glazing, electric radiators, air conditioning, wood-burning stove.

Tobacco dryer in good condition

Septic tank not compliant

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

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LOCAL TAXES

Taxe habitation: EUR

NOTES