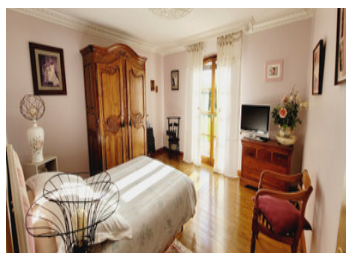


Beautiful house in perfect condition with garden, swimming pool and pond. Beautiful setting and commanding vie



INFORMATION

Town:	Saint-Barthélemy-d'Agenais
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	17868 m2



IN BRIEF

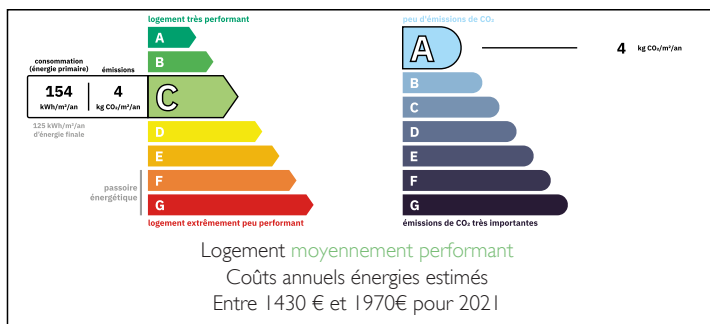
We're delighted to present this magnificent contemporary house in perfect condition, set in a peaceful environment with no nuisances. It has a beautiful swimming pool and a carefully tended garden, ideal for relaxing with family or friends.

Inside, you'll find a spacious, light-filled living room, ideal for entertaining.

The house has four bedrooms, perfect for welcoming your family or guests. Each of them is tastefully furnished and offers a pleasant living space. The living room is equipped with a pellet stove, providing gentle, economical heat all year round.

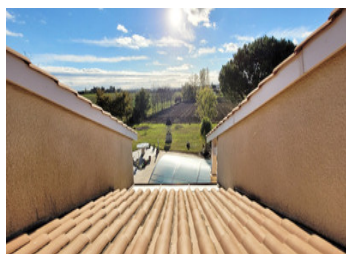
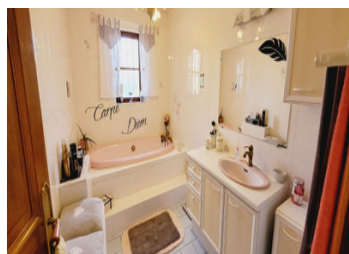
Don't delay in visiting this exceptional house, which will seduce you with its charm and many assets. Don't hesitate to contact us for more information or to arrange a viewing.

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

ON THE GROUND FLOOR

an entrance hall
a fitted kitchen
a living room with lounge/dining area
a conservatory
a utility room
a few steps lead up to
bedroom with terrace
a bathroom
shower room
bedroom

FLOOR

a mezzanine
WC
bedroom with terrace
one bedroom

LOCAL TAXES

Taxe habitation: EUR

Two garages

Chlorine swimming pool (new liner, 3-year old pump)

a barbecue and a pizza oven

a 800 m² pond

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

NOTES