

House comprising: kitchen, living room, three bedrooms, two bathrooms, WC, attic, garage, basement and garden.

EXCLUSIVE

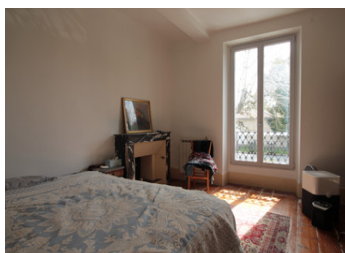


INFORMATION

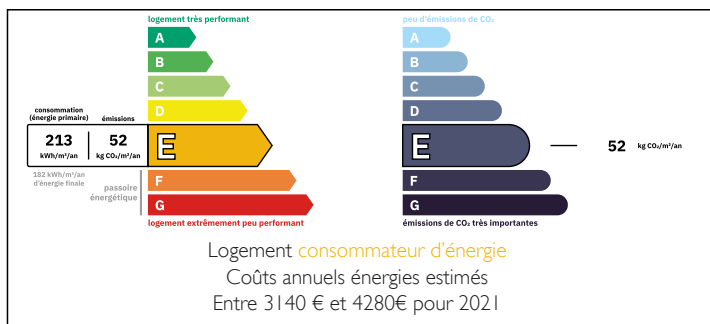
Town:	Castillonnès
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	309 m2

IN BRIEF

A town house in the lively town of Castillonnes, close to all amenities, yet offering countryside views from the terrace accessed from the lounge.



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

Charming Townhouse with Terrace and Countryside Views in Castillonnes

Nestled in the vibrant town of Castillonnes, this delightful 3-bedroom townhouse offers the perfect blend of town convenience and country tranquility. Just a short walk to shops, cafés, and local amenities, yet boasting beautiful open views from a private terrace, this property is ideal for full-time living or a holiday retreat.

The home offers 123 m² of bright and comfortable living space, featuring:

A spacious kitchen-diner (27 m²), perfect for entertaining

Large lounge (35 m²) with direct access to a sunny terrace overlooking the countryside

Tiled bathroom (5.5 m²) with shower, wash basin, and heated towel rail

Separate WC

Upstairs hallway (7 m²) leading to:

Two front-facing bedrooms (14 m² & 12 m²)

Third bedroom (11 m²)

Full family bathroom (8.5 m²) with bathtub, wash basin, and WC

Additional features include:

Garage/storage (13.25 m²) accessible from the kitchen and exterior

Lower ground floor utility/storage area (44.5 m²) with direct garden access

Whether you're enjoying sunsets from the terrace,

LOCAL TAXES

Taxe foncière: 788 EUR

Taxe habitation: EUR

NOTES