

Spacious three-bed house for modernisation and a second house for renovation in a delightful bastide town



INFORMATION

Town:	Castillonès
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	120 m ²
Plot Size:	0 m ²

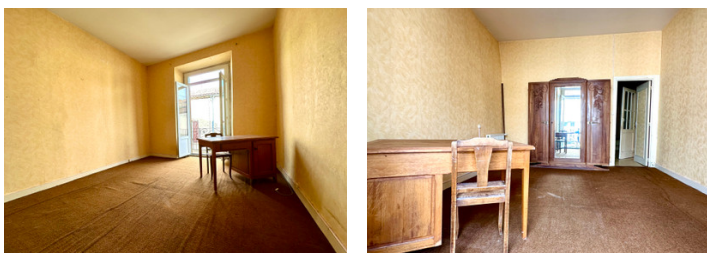


IN BRIEF

A centrally located house with all the town amenities a few steps away. In addition to local shops, supermarket and restaurants, the town has a well-supported cinema showing French and English language films.



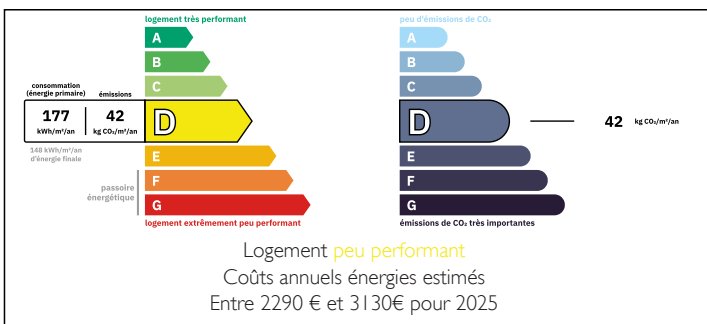
In need of modernisation throughout, this house offers the buyer an opportunity to add style and elegance. A second attached house to the rear is in need of renovation and, in total, offers 230sqm of accommodation.



With planning permission it could be possible to create a roof terrace by careful re-organisation of the attic space.

Situated less than 20 minutes from Bergerac Airport and within easy reach of the Dordogne and Lot visitor attractions, this historic town house should be viewed to appreciate the opportunity it offers.

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

Entering into a large dining kitchen (7.0 × 3,5m) there is a shower room (1,7m × 1,9m) immediately beyond and access to a cellar below. Two further reception rooms to the ground floor (5,0m × 3,3m and 3,7m × 3,0m). Large windows to the front make the spaces bright and airy.

Upstairs there is a landing with access to three bedrooms and a washroom. Two bedrooms (4,3m × 3,5m and 5,0m × 3,3m) to the front benefit from balconies. A further bedroom to the rear (3,7m × 3,0m). Access up to the attic.

A second house immediately behind and attached offers the same amount of accommodation and is in need of complete renovation.

Anyone wishing to create external space should make enquiries about the possibility of obtaining planning permission to reorganise the attic space to create a roof terrace.

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

LOCAL TAXES

Taxe foncière: 1075 EUR

Taxe habitation: EUR

NOTES