LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36580ANW47 Price: 350 000 EUR

agency fees to be paid by the seller

UNDER OFFER - Five-bedroom house, extensive grounds with gardens, outbuildings and swimming pool

INFORMATION

Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	26000 m2

IN BRIEF

Situated a few minutes by car from all the large shops and amenities of Villeneuve-sur-Lot, yet in a quiet location.

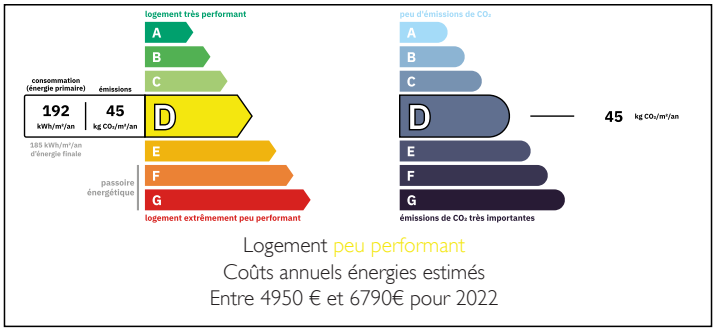
The Maison de Maitre of classic proportions sits in the middle its grounds with an in-ground pool, mature trees, gardens and fields.

The ground floor has a large dining kitchen and a very large living room with triple aspect. A bedroom with bathroom below and adjacent toilet completes the ground floor.

On the lower ground floor there is a further living room, bedroom with adjacent shower room, toilet, boiler room and cellar.

The top floor comprises three large bedrooms, two bathrooms in construction and a mezzanine snug

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4950 € et 6790€ pour 2022

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.

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LOCAL TAXES

Taxe habitation: **EUR**

NOTES

DESCRIPTION

A private drive passes through the beautiful landscaped grounds with a parking area next to this maison de maitre.

Passing by the swimming pool, the main entrance opens into an imposing hallway with staircase and mezzanine above.

The kitchen (5.0m x 4.7m) is well equipped, light and spacious with views over the garden and a side door onto the terrace.

A very large living room (11.8m x 4.5m) has windows to three sides with views over the surrounding fields and a large stone fireplace.

Passing by the ground floor toilet, there is a bedroom (3.6m x 3.6m) with stairs down to a bathroom and dressing room immediately below (4.4m x 2.8m)

A further staircase leads down to a cellar, bolier room with a further bedroom and shower room beyond (4.1m x 3.2m) and a living room (4.5m x 4.5m) with direct access to the terrace outside.

The top floor is currently being reconfigured with two bathrooms in construction. There are three large bedrooms (6.6m x 3.6m), (4.5m x 4.8m) (4.9m x 3.8m) and a mezzanine living room (3.8m x 2.8m)

Outside there is a large garage which could be converted to a gite with appropriate permission. There are a several small agricultural buildings.

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