

Charming stone stone cottage with a beautifully landscaped garden, ideally located in heart of vibrant village

EXCLUSIVE



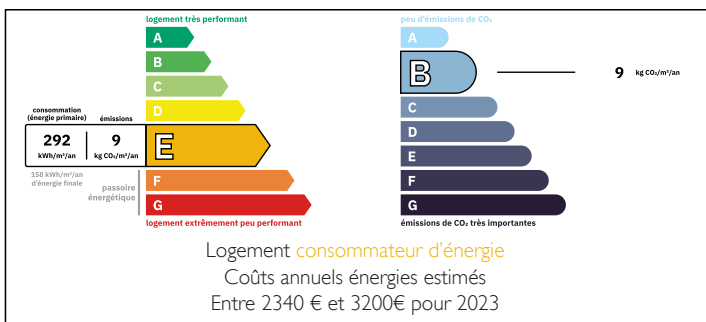
INFORMATION

Town:	Allemans-du-Dropt
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	120 m2
Plot Size:	605 m2

IN BRIEF

Nestled in a highly sought-after part of a picturesque riverside village, this beautiful character home is brimming with charm—featuring exposed stone walls, original beams, and timeless appeal. The property boasts three spacious en suite bedrooms, an elegant sitting room, and a stunning Neptune kitchen complete with an electric AGA. The front and rear gardens are thoughtfully landscaped and richly planted, offering year-round interest and tranquillity. Just a short walk to all village amenities, and ideally located only 8 km from Eymet and 35 minutes from Bergerac and its airport—this is a true gem not to be missed.

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.



LOCAL TAXES

Taxe foncière: 927 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is set back from the quiet side street, enter via a wrought iron gate which opens onto the front garden with a gravel path leading to the front terrace.

The Accommodation

Arranged over two floors and benefitting from a terrace and garden both to the front and the rear of the property.

Sitting Room / Dining Room with high beamed ceiling (36 m²) wood floor and fireplace with wood burning stove

Kitchen (15 m²) a Neptune kitchen with electric AGA, window overlooking the front garden

Conservatory overlooking the back garden (14 m²) with terra cotta floor

Guest bedroom (10 m²) this room is on the ground floor and accessed from the conservatory, with terracotta floor

En suite (2.5 m²) WC, shower and handbasin

Cellar

First Floor with wooden floor

Landing (8 m²)

Bedroom 2 (17 m²)

EnSuite 2 (m²) shower, handbasin and WC

Bedroom 3 (20.5 m²)

EnSuite 3 (m²) shower, WC, hand basin and towel radiator

Beautiful garden from which to enjoy the long summer evenings, both to the front and the rear of the house.

The house has mains drainage and a good internet connection via Fibre

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