

Set in lush green surroundings, this property offers exceptional tranquillity and panoramic views.



INFORMATION

Town:	Sainte-Livrade-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	176 m2
Plot Size:	5598 m2

IN BRIEF

Located in the charming town of Sainte-Livrade-sur-Lot, it combines rural serenity with proximity to amenities: schools, shops and services are just a few minutes away.

A spacious and bright home Spread over two floors, the house charms with its generous proportions and natural light.

On the ground floor: a welcoming entrance hall leads to a 60 m² living room with a bright cathedral ceiling and a cosy dining room.

There is also a functional kitchen, a bathroom and three comfortable bedrooms.

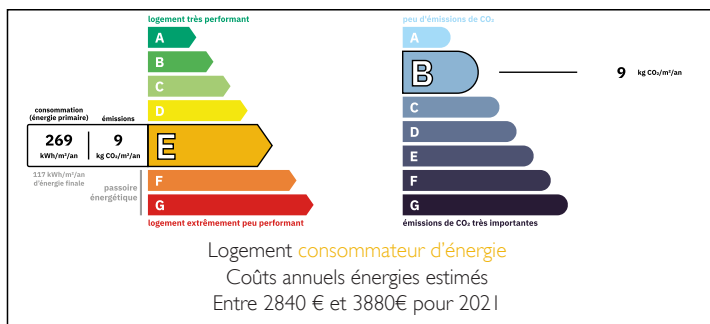
Upstairs: a mezzanine and an office offer additional space, perfect for teleworking, reading or leisure activities.

Convertible attic space

In the basement, you will find a garage, a wine cellar,



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

A separate garage completes the property, ideal for storing your motorhome and creating additional storage space.

A spacious plot for all your desires The property covers 5,623 m², offering a multitude of possibilities: landscaping, a family vegetable garden, outdoor games, or simply enjoying the peace and quiet.

This house is a rare opportunity for those seeking space, tranquillity and nature, while remaining close to essential services. A pleasant living environment, ideal for a family, a peaceful lifestyle or a second home.

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

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES