

Charming town house with garden and double garage.



INFORMATION

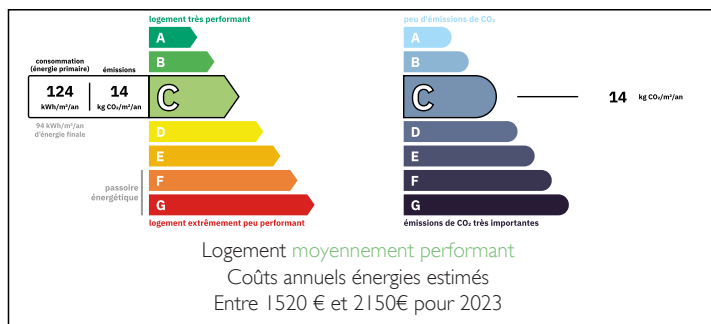
Town:	Sainte-Bazille
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	148 m2
Plot Size:	90 m2

IN BRIEF

In the centre of St Bazeille, this town house is within walking distance of all amenities and only a few minutes drive from Marmande. Large family home with high ceilings and 2 floors, small garden area with terrasse and double garage.

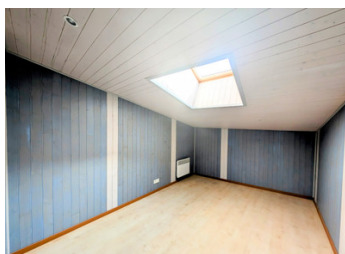


ENERGY - DPE



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.



NOTES

DESCRIPTION

Ground Floor:

Large entrance leading to a good sized lounge with high ceilings and fireplace.

Large kitchen diner with gas hob and oven.

Veranda leading out to the garden.

Bathroom with shower and WC.

Cellar area with wine cellar (35m2)

Enclosed private garden with terrasse (90m2) and double garage.

Gas central heating and double glazing throughout.
Woodburner in the veranda/sun room.

1st Floor

2 large bedrooms, one with a Juliette balcony and separate WC between the bedrooms.

2nd Floor

2 bedrooms with Velux windows and a bathroom with shower, WC and sink.

Attic area which could be converted into a 5th bedroom.

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