



Ref: A39777|ML47 Price: 139 900 EUR

agency fees included: 8 % TTC to be paid by the buyer (130 000 EUR without fees)

Superb Stone House with Panoramic Views - Exceptional Renovation Potential. Garden of over 6000m.







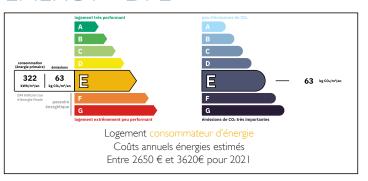








FNFRGY - DPF



INFORMATION

Town: Hautefage-la-Tour

Department: Lot-et-Garonne

Bed:

Bath:

Floor: 132 m² Plot Size: 6000 m²

IN BRIEF

Just 10 minutes from Villeneuve-sur-Lot, discover this charming stone house, nestled in a quiet location, far from any disturbances, and offering breathtaking views of the surrounding hillsides. An exceptional property that has retained all its charm and authentic character, ready to reveal its full potential.

Ideal for lovers of old stone and renovation projects, this property offers a privileged living environment. On the ground floor, you will find: An old kitchen with a large open fireplace, the warm heart of the house. Two spacious bedrooms. A functional shower room. A separate WC. A small cosy lounge. A large room with a summer kitchen, perfect for sunny days and entertaining.

Upstairs, the landing leads to two additional bedrooms and a convertible attic, possibilities for extension or the creation of additional space. The exterior includes a cellar, a workshop and a garage.

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 foncière: 557 EUR

Taxe habitation: EUR

DESCRIPTION

House located 10 minutes from the centre of Villeneuve-sur-Lot, in the countryside but not isolated.

View of the surrounding hillsides.

 $6,019 \text{ m}^2$ of land, over $5,500 \text{ m}^2$ of which is fully fenced.

Work required: electrical, plumbing, insulation and some structural work.

Gas tank heating.

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

NOTES