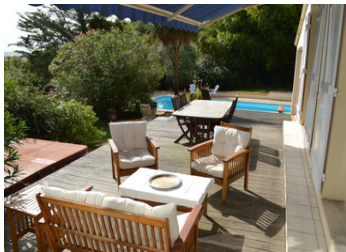


One hour from Bordeaux and two minutes from the canal and a forest, house with guest accommodation.  
Quiet

EXCLUSIVE



## INFORMATION

Town:	Le Mas-d'Agenais
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	246 m <sup>2</sup>
Plot Size:	3700 m <sup>2</sup>

## IN BRIEF

One hour from Bordeaux airport and just a few minutes from the village centre (shops, schools) and the Garonne Canal, discover this unique property.

It comprises:

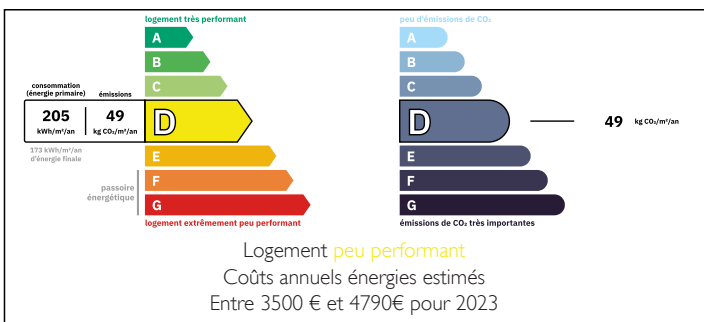
Main house (single storey): Entrance hall, fitted kitchen, living room, lounge with fireplace, 3 bedrooms, large study, bathroom, veranda with summer kitchen and sauna, adjoining garage and boiler room. Beautiful terrace with a view and jacuzzi.

Separate gîte: Entrance hall, living room/kitchen with fireplace, 2 bedrooms, 2 shower rooms/WC, balcony. Ideal rental income.

Outside:

Enclosed garden with trees, swimming pool (5x10m), large terrace with stunning views over the Garonne valley. Triple garage and shed. Micro sewage treatment system.

## ENERGY - DPE



Idyllic setting, ready to move into!

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

The main property is on one level and is divided into:

- 7m<sup>2</sup> entrance hall
- 16m<sup>2</sup> fully equipped kitchen
- 23m<sup>2</sup> living room with fireplace
- 22m<sup>2</sup> lounge
- 13m<sup>2</sup> bedroom 1
- 13m<sup>2</sup> bedroom 2
- 13m<sup>2</sup> bedroom 3
- 17m<sup>2</sup> study
- 10m<sup>2</sup> bathroom
- 1.78m<sup>2</sup> toilet
- 31m<sup>2</sup> veranda with summer kitchen, sauna and shower
- 24m<sup>2</sup> adjoining garage and 8m<sup>2</sup> boiler room.

The gîte is divided into:

- 2m<sup>2</sup> entrance hall
- 23m<sup>2</sup> living room with fitted kitchen area
- 3m<sup>2</sup> shower room and toilet
- 8m<sup>2</sup> bedroom 1

Upstairs:

- 23m<sup>2</sup> bedroom with shower room and toilet
- 9m<sup>2</sup> balcony

The separate triple garage measures over 59m<sup>2</sup>.

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

## LOCAL TAXES

**Taxe foncière: 2348 EUR**

**Taxe habitation: EUR**

## NOTES