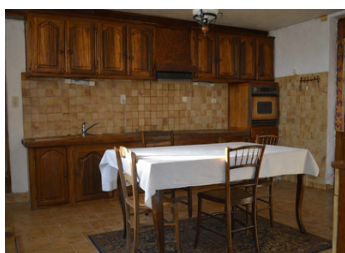
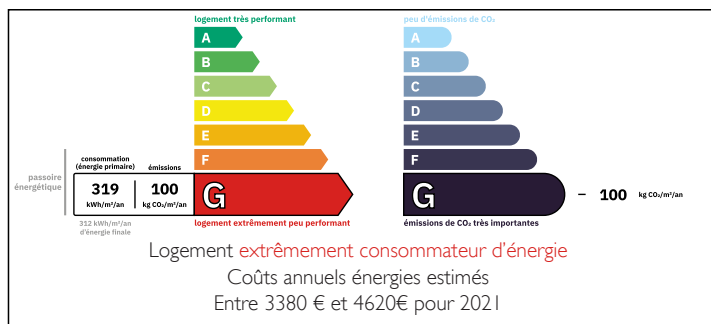


1h20 m from Bordeaux and Toulouse and 3 km from a village, stone house in need of renovation but st

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Puch-d'Agenais |
| Department: | Lot-et-Garonne |
| Bed:        | 2              |
| Bath:       | 1              |
| Floor:      | 135 m2         |
| Plot Size:  | 1000 m2        |

## IN BRIEF

Ideally located between Bordeaux and Toulouse, near Damazan and its business park, discover this stone house with great renovation potential.

On the ground floor: large living room (38m<sup>2</sup>) with fireplace, kitchen, bedroom, bathroom/WC, pantry and adjoining double garage. The first floor offers an office landing and a bedroom with balcony and view over the fields.

Surrounded by an enclosed garden of over 1000m<sup>2</sup> with no overlooking neighbours and a working well. Outbuildings and separate garage.

In need of renovation (electricity, insulation, heating, sanitation): significant potential for added value after renovation.

Great potential and beautiful unobstructed views!

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 roof is in good condition.

Work to be done includes insulation, electrical work, bringing the sanitation system up to standard, double glazing, etc.

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



## NOTES