

Apartment with pool view on a golf course just outside the pretty market town of Nérac



EXCLUSIVE

## INFORMATION

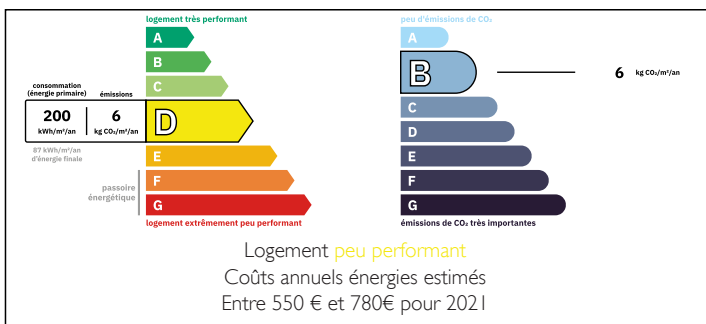
Town:	Barbaste
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	41 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

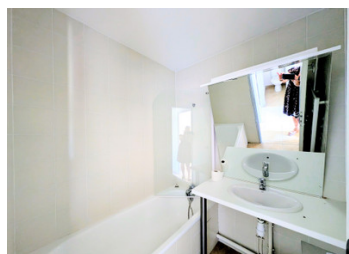
1st floor apartment with pool view on 18 hole golf course with balcony and facilities including 2 pools, bar/restaurant, tennis court and driving range. Located 10 minutes from the pretty market town of Nérac. Ideal investment property.

## 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

Open Lounge/diner with kitchenette

2 bedrooms

Bathroom

WC

Balcony

Sold with a parking space.

Annual charges approximately - 1918€

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Co-owned building of 55 l units

Provisional annual charges: 1868€

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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 habitation: EUR

## NOTES