

Panoramic views for this modern villa (from 2010) with 4 bedrooms & 2 bathrooms, with swimming pool.



INFORMATION

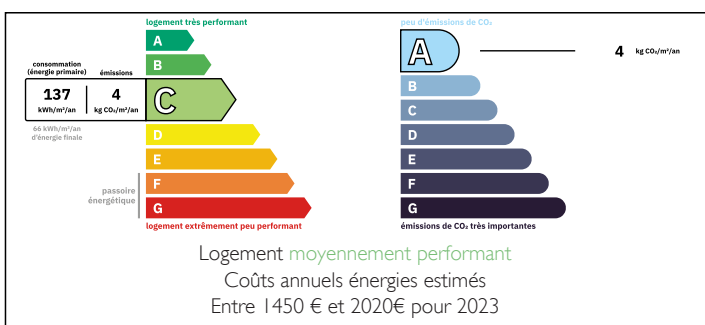
Town:	Sainte-Juliette
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	4110 m2

IN BRIEF

In a dominant position, midway between Montcuq and Lauzerte, you find this high quality spacious bungalow with panoramic views. The property benefits from all modern conveniences such as double glazing, electric shutters, reversible heating, and a septic tank that conforms. The property is fully fenced. Landscaped garden with swimming pool and fruit trees.

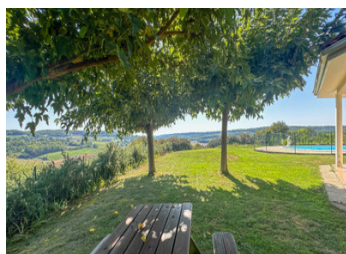


ENERGY - DPE



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

ACCOMMODATION:

Hallway (9 m²)

WC (2.25 m²) with wash basin

Bedroom 1 (13 m²) with built-in wardrobes

Bedroom 2 (11 m²) with built-in wardrobes

Bathroom (5.5 m²) with wash basin, WC

Bathroom (12.4 m²) with twin wash basin, bath, shower

Bedroom 3 (12.2 m²) with built-in wardrobes

Bedroom 4 (11 m²) with sliding doors towards covered terrace

Living room (66 m²) with sliding doors towards the garden, wood burner

Kitchen (14 m²) fully fitted, sliding doors toward the terrace

Pantry (4.5 m²)

Covered terrace (20 m²)

LOCAL TAXES

Taxe foncière: 1 100 EUR

EXTRA:

Swimming pool (9 m x 4 m), salt pool

Garden is fully fenced, entrance via electric gates

Well established vegetable garden – fruit trees

Wooden garden shed (16 m²)

Garage (17 m²) with utility area (4.5 m²)

Lauzerte: 6 km

Montcuq: 7 km

Bergerac airport: 97 km

Toulouse airport: 100 km

NOTES

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