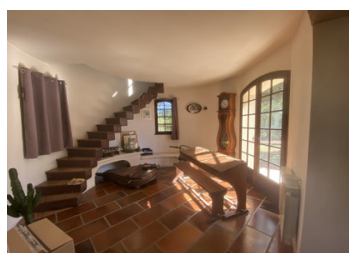


Character House with 5 bedrooms, 2 living rooms, 2 kitchens, 2 bathrooms, 2 toilets, 1 large garage, a cellar,

EXCLUSIVE



INFORMATION

Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	198 m2
Plot Size:	3949 m2

IN BRIEF

This very outstanding property with a Turret has bags of potential. Two large garages, one with a mezzanine. It has an annexe with a separate entrance, an orchard overlooking the beautiful countryside of the Lot-et-Garonne.

The inviting Inglenook Fireplace holds centre stage in the Sitting room and a Turret with canter lever stair case leading to one of the 5 bedrooms. All the other bedrooms are in the annexe and on the ground floor of the main house.

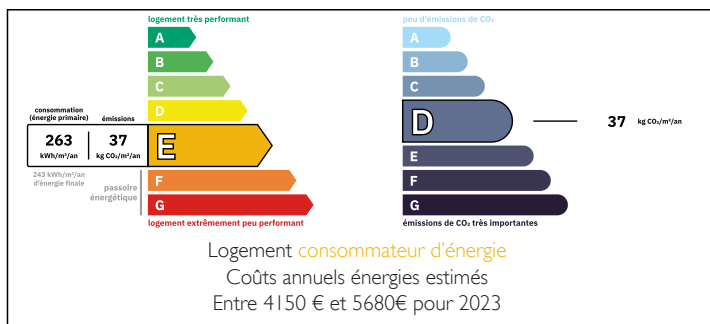
Situated North of Villeneuve-sur-Lot on the way to the famous Monflanquin Bastide village. Bergerac airport 56km Bordeaux airport 160km.

Nearby shopping 5km

City of Agen 34km

room for a pool subject to local planning permission.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

You will find this house just off of a quiet country lane with double access driveway and an under cover parking shelter. The property is surrounded by its garden with an orchard overlooking pretty countryside of the Lot-et-Garonne.

To the side of the property you will find a large garage with a mezzanine, of 115m² space. Just to the right of this is a ground level cellar or workshop of 16m² with a car work pit. Upon entering the front door which is made of oak with metal studs you find yourself in the lobby of 6.8m² this then opens in to the hallway of 9.25m² a large kitchen 15m² overlooking the back of the garden. This is fitted with wooden fitted units and tiled walls and worktops and a hob. There is space for an oven. There are patio doors leading out to the garden.

You will find three bedrooms on the ground floor some with fitted wardrobes. bedroom 1 is 14m², bedroom 2 is 13m² and bedroom 3 is 11m². There is a large family retro bathroom of 9m² and a separate W.C. The large sitting room is 39,22m² has a huge cosy inglenook fireplace which sits centre stage of the room. There are French doors leading out to a covered terrace area.

An office of 13m² and a cellar of 4.14m². There is an upstairs bedroom of 13m². The large attic area of 100m² can...