

Close to Nérac town centre and amenities within walking distance, 1930s house with 5 bedrooms and surrounding



## INFORMATION

Town:	Nérac
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	135 m <sup>2</sup>
Plot Size:	900 m <sup>2</sup>

## IN BRIEF

In the centre of Nérac, in the heart of a quiet residential neighbourhood with schools, shops and services within walking distance, discover this elegant 1930s house with its charm intact: original parquet flooring, spacious rooms and beautiful light.

It comprises an entrance hall with a wood-burning stove, a cosy living room, a dining room, and a kitchen opening onto a private terrace with no overlooking neighbours, plus a WC.

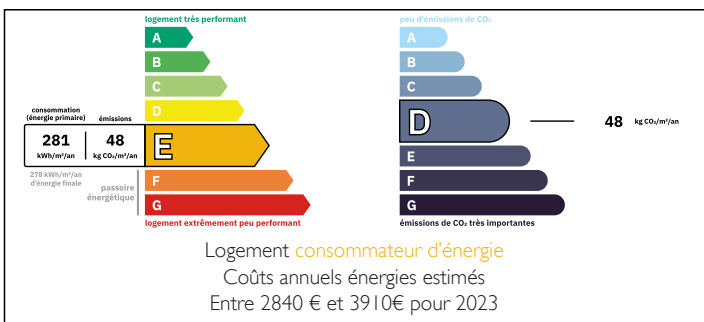
On the first floor: landing, three spacious bedrooms, bathroom with WC.

On the second floor: landing, two additional bedrooms and a shower room.

On the garden level: garage, laundry room, pantry and cellar.

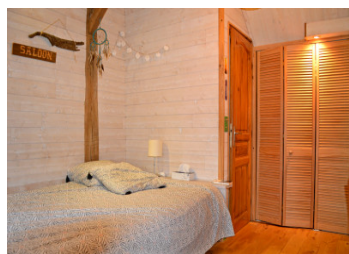
Outside, an enclosed garden with many trees (fruit trees, boxwood, etc.) and a carport complete this characterful property.

## 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

This large family home is divided into:

Ground floor:

- 12 m<sup>2</sup> entrance hall with wood-burning stove
- 20 m<sup>2</sup> living room with original parquet flooring
- 14 m<sup>2</sup> dining room
- 11 m<sup>2</sup> kitchen with old cupboards, opening onto a small, intimate terrace
- 1.30 m<sup>2</sup> toilet with access to the basement

First floor:

- 14 m<sup>2</sup> bedroom opening onto a balcony
- 14 m<sup>2</sup> bedroom
- 11 m<sup>2</sup> bedroom with marble fireplace
- 5 m<sup>2</sup> bathroom with toilet

On the second floor:

- 12 m<sup>2</sup> attic bedroom with a usable area of over 17 m<sup>2</sup>
  - 12 m<sup>2</sup> attic bedroom with a usable area of over 16 m<sup>2</sup>
  - A 3 m<sup>2</sup> shower room
- On the garden level:
- A 10 m<sup>2</sup> laundry room
  - A 5 m<sup>2</sup> pantry
  - A 20 m<sup>2</sup> cellar
  - A 12 m<sup>2</sup> summer kitchen
  - A 30 m<sup>2</sup> garage

In addition, there is a carport measuring over 30 m<sup>2</sup>.

All the windows are double-glazed and the shutters are period shutters.

Heating and hot water are provided by a town gas boiler.

The property is connected to mains drainage.

-----

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

## LOCAL TAXES

Taxe foncière: 2251 EUR

Taxe habitation: EUR

## NOTES