

3 km from Miramont de Guyenne and 10 km from Eymet, fully restored stone house with garden.



INFORMATION

Town:	Lavergne
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	124 m ²
Plot Size:	900 m ²

IN BRIEF

Charming Renovated Stone House (Near Miramont/Eymet)

Authenticity and Potential! In a peaceful village, superb stone house completely renovated (beams, original parquet flooring, exposed stonework).

Single-storey living space:

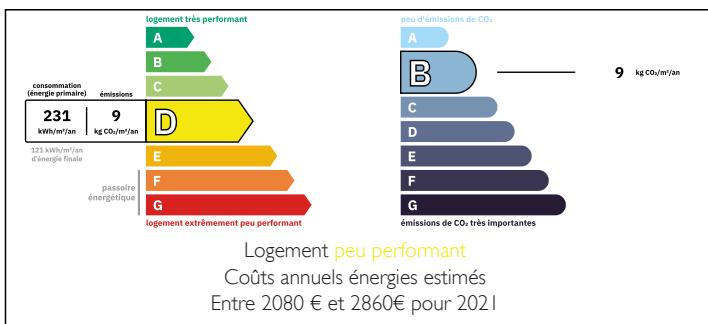
Ground floor: Large entrance hall, living room, modern kitchen with dining area, one bedroom, bathroom, WC.

First floor: Landing, three bedrooms, access to convertible attic space.

Small adjoining outbuilding. Garden. Two additional attics offer great flexibility.

Ideal for those seeking old-world charm without

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 beautiful townhouse is divided as follows:

Ground floor:

- 15m² entrance hall
- A modern kitchen with a 23m² dining area
- A 20m² living room
- A 12m² bedroom
- A 10m² bathroom
- A toilet
- A 21m² outbuilding

First floor:

- A 4m² landing
- An 11m² bedroom
- A 13m² bedroom
- A 17m² bedroom

Above, a 35m² convertible attic and another of approx. 41m².

The windows are double-glazed for sound and heat insulation.

The heating is electric with recent convector heaters.

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

LOCAL TAXES

Taxe foncière: 655 EUR

Taxe habitation: EUR

NOTES