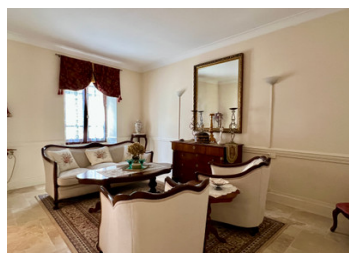


Spacious Village House Ideal for B&B with pretty courtyard/garden, walking distance to amenities



INFORMATION

Town:	Allemans-du-Dropt
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	186 m2
Plot Size:	0 m2

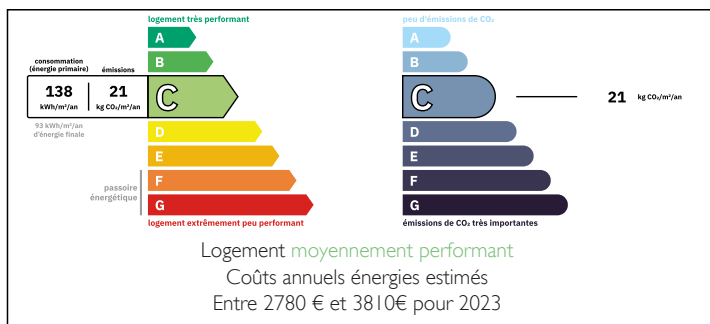
IN BRIEF

Beautifully positioned in the corner of a charming riverside village with restaurant, hotel, café, and local shops, this village house has been carefully and tastefully modernised to offer a stylish and comfortable home.

Its layout and setting make it ideal for a bed and breakfast or gîte business. The property has light and spacious rooms, 4 double bedrooms, 4 bathrooms, a newly fitted kitchen, an elegant sitting room and dining room, plus a delightful courtyard garden — all within a lively and welcoming community.

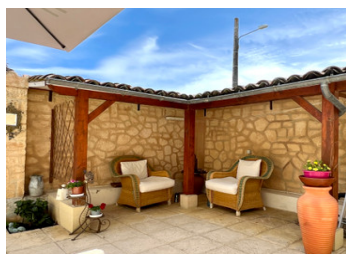
Bergerac airport is just 33 minutes away, and several stunning historic towns are close by: Duras (11 km) and Eymet (12 km).

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 foncière: 1002 EUR

NOTES

DESCRIPTION

A very spacious and bright village house established over 3 floors, with courtyard garden, what a find! The house benefits from airsource heatpump airconditioning and heating units in the living room, kitchen and 2 of the bedrooms as well as oil central heating.

THE ROOMS

ENTRANCE HALL (7.2 m²) travertine tiled floor, glazed front door ensuring the hall is full of light

KITCHEN (16.2m m²) spacious and light fully equipped with a dining area, a serving hatch through to the dining room and a large window looking out onto the charming courtyard garden

UTILITY ROOM (6.6 m²) conveniently situated across the corridor from the kitchen with a window, sink, washing machine and large storage space

DOWNSTAIRS SHOWER ROOM & CLOAKROOM (2.6 m²) with a shower, toilet, washbasin and window

SITTING ROOM – DINING ROOM (36.5 m²) entered through the double doors from the hallway, a beautifully proportioned room, travertine tiled floor, with large windows and a door leading to the front porch

A fine wooden stair set in the centre of the house leads to the first and second floors

FIRST FLOOR (wooden floors)

LANDING (13.4 m²) Leading through glazed doors to a charming balcony overlooking the neighbouring gardens and courtyard garden below

BEDROOM 1 (12 m m²) carpeted, window with ENSUITE (3.82 m²) with a bath, toilet, washbasin and window

BEDROOM 2 (17.6 m²) carpeted with a window

BATHROOM (7.5 m²) with a bath, shower over, toilet, washbasin and a dressing room area

BEDROOM 3 (15.36 m²) with a wooden floor and a...