

Detached house and covered swimming pool on a green wooded plot, walking distance into village.



INFORMATION

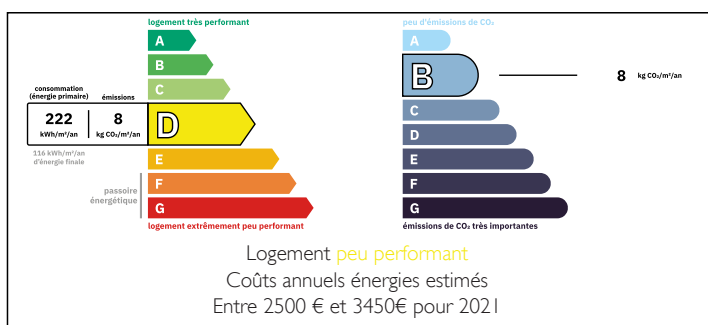
Town:	Tombeboeuf
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	3585 m2

IN BRIEF

Detached house on one level, within walking distance to Tombeboeuf village with bakery, shop, hairdressers and chemist, along with a good restaurant and bar. Fully enclosed gardens with lots of magnificent old trees, also with retractable covered swimming pool with private sunbathing terraces, beautiful gardens with many flowering plants, trees and full of nature and greenery.



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

Entrance hall with stained glass panel, square kitchen with fitted units and white goods, large through lounge with lots of windows, opening onto front terrace, also fireplace with insert log burner, high ceiling with beams, split level dining area with stained glass panel doors to solarium/conservatory. 3 bedrooms all on same level, a shower room, separate WC and another bathroom en suite from third bedroom which has its own access through corner sunroom (so could be used as a letting room!)

Gardens to all sides, shed to the rear, wood abri, large swimming pool with retractable cover and sunbathing terraces surrounded by greenery, a wooden chalet and separate garage and parking. The property is gated and has nice views west over the hilltop village of Tourtres with its church.

LOCAL TAXES

Taxe habitation: EUR

Airports BERGERAC 60kms, BORDEAUX 70kms and TOULOUSE 80 kms
motorway connections and rail TGV connections in AGEN the capital of the region at 35kms.

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

NOTES