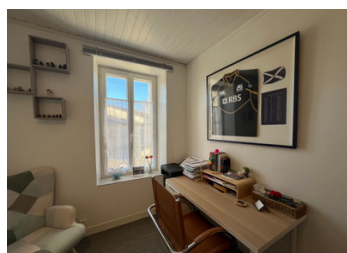


## Renovated village house



## INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	122 m <sup>2</sup>
Plot Size:	824 m <sup>2</sup>



## IN BRIEF

This pretty semi-detached village house is ready to welcome you. Completely renovated, all you have to do is unpack your suitcases!

You enter into a hallway with access to a bedroom and leading to the living room. Pass through the large living/dining room to the adjoining kitchen, which opens onto a private terrace.

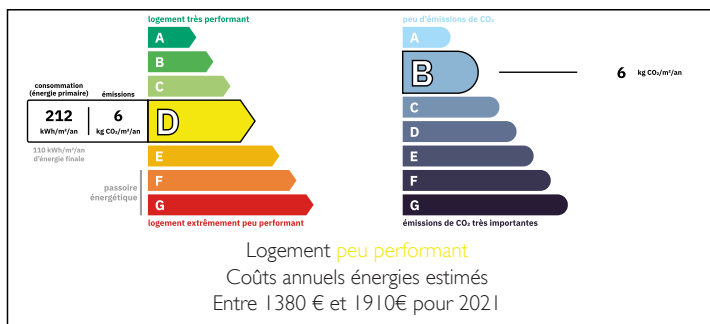
Also off the living room is another bedroom and a bathroom.

Upstairs, the master suite consists of a bedroom and a shower room with toilet.

A double garage and workshop are located opposite, with a large enclosed garden behind.

The property is located in a charming, quiet village with a local shop and coffee shop, a restaurant, a daycare center, a primary school, a post office, a hairdresser, and a doctor's surgery. Every Tuesday, a pizza van sets up shop in the village square.

## 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

Ground floor :

- Entrance : 11,82m<sup>2</sup>
  - Bedroom: 13,50m<sup>2</sup>, bathroom
  - Dining room: 39,00m<sup>2</sup> (39,00m<sup>2</sup>)
  - Kitchen: 11,50m<sup>2</sup>, dining room
  - Storage room: 2,70m<sup>2</sup>
  - Bathroom with WC: 7,48m<sup>2</sup>
  - Bedroom: 9,00m<sup>2</sup>, bathroom with WC
- Total surface area: 95m<sup>2</sup>

First floor :

- Master suite with en-suite shower room: 27m<sup>2</sup>

Garage: 34m<sup>2</sup>

Workshop: 9m<sup>2</sup>

outbuilding: 12m<sup>2</sup>

Garden

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES