

Just a few minutes of Nérac, a stone family home in need of no renovation, with a swimming pool and garden.



INFORMATION

Town:	Nérac
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	194 m2
Plot Size:	6400 m2

IN BRIEF

A peaceful family retreat on the outskirts of Nérac

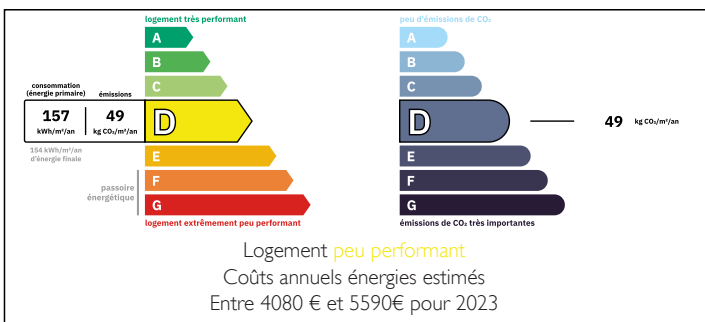
Just a few minutes from the historic centre of Nérac, discover this spacious country house nestled at the end of a quiet cul-de-sac. Set on a superb wooded plot with a well, this property offers an idyllic living environment.

The ground floor opens onto a hall leading to a fitted kitchen with a fireplace, a dining room, a spacious double living room, a boiler room and a shower room with toilet. The first floor comprises five spacious bedrooms and a second bathroom with toilet.

Outside, enjoy a beautiful saltwater swimming pool (4x8m) and a wraparound terrace, ideal for entertaining. The garden is divided into two areas: a relaxation area and a generous orchard (fig, apple and plum trees, etc.) with space for a vegetable



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 property comprises:

Ground floor:

- An entrance hall (13m²)
- A fitted kitchen (17m²) with an open fireplace
- A dining room (11m²)
- A double living room (41m²)
- A shower room (6m²) with a toilet
- A boiler room (9m²)

First floor:

- A 20m² landing
- A 20m² bedroom
- A 9m² bedroom
- A 15m² bedroom
- Two adjoining bedrooms, one 13m² and one 18m²
- A 9m² bathroom with toilet

LOCAL TAXES

Taxe foncière: 2206 EUR

The heating system is oil-fired.

All windows are double-glazed

The sewage system, via a micro-treatment plant, is recent and compliant

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

NOTES