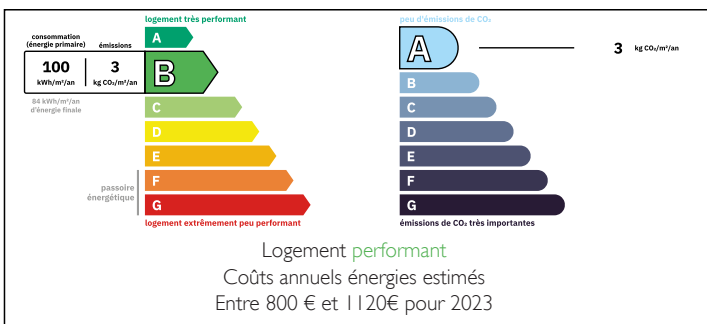


Just 1h from Bordeaux, in a sought-after village, an eco-friendly timber-framed house designed by an architect



## ENERGY - DPE



## INFORMATION

Town:	Le Mas-d'Agenais
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	3000 m <sup>2</sup>

## IN BRIEF

Featured Property: Architect-designed Douglas fir house in Mas d'Agenais

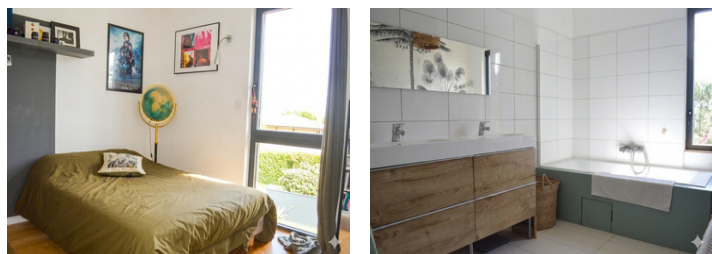
Discover this superb contemporary home with clean lines, ideally situated just 2 minutes from the centre of the village of Mas d'Agenais, with its shops, schools and secondary school, and 9 km from the motorway junction.

Built with a fine Douglas fir structure, this home offers a healthy and welcoming living environment. The ground floor opens onto a spacious, light-filled living area with an open-plan kitchen, complemented by a master suite (bedroom, dressing room, shower room), a utility room and an integrated garage. The first floor features a landing leading to three beautiful bedrooms, a bathroom and a toilet.

The eco-friendly feature: The house is heated exclusively by a high-performance wood-burning stove. Enjoy exceptional energy savings thanks to the

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 beautifully crafted property comprises:

On the ground floor:

- An entrance hall (4.65m<sup>2</sup>)
- A living room (45.75m<sup>2</sup>)
- An open-plan kitchen (12.45m<sup>2</sup>)
- A master bedroom of 17.70m<sup>2</sup> with an en-suite shower room of 2.90m<sup>2</sup>
- A utility room of 3.25m<sup>2</sup>
- A toilet

Upstairs:

- A bedroom of 12m<sup>2</sup>
- A bedroom of 10.30m<sup>2</sup>
- A bedroom of 11.70m<sup>2</sup>
- A bathroom of 6.95m<sup>2</sup>
- A toilet

This property also includes an adjoining garage of 17m<sup>2</sup>

Heating is provided solely by a Scandinavian wood-burning stove

Hot water is supplied by a thermodynamic water heater

The ventilation system is a dual-flow system

All windows are double-glazed and burglar-proof, fitted with Venetian blinds or aluminium sliding shutters

Wastewater is treated by a micro-sewage treatment plant requiring annual maintenance

A 3,000-litre tank is provided for watering the 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 foncière: **1516 EUR**

Taxe habitation: **EUR**

## NOTES