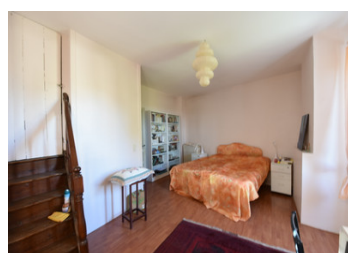


Charming House with two bedrooms and possibility to create a third subject to local Planning permission



INFORMATION

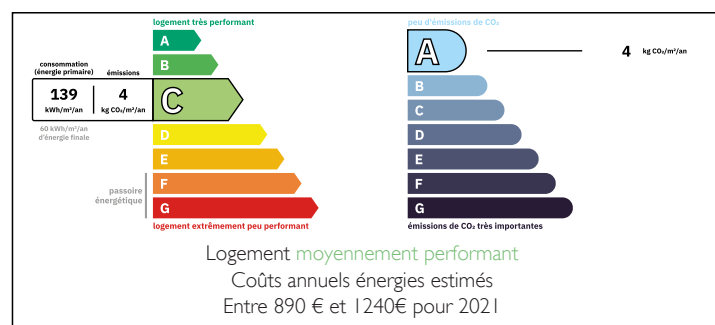
Town:	Laroque-Timbaut
Department:	Lot-et-Garonne
Bed:	2
Bath:	2
Floor:	102 m2
Plot Size:	154 m2



IN BRIEF

On the edge of the highly sought-after village of Laroque-Timbaut, in the heart of Lot-et-Garonne, this property enjoys a desirable lifestyle setting, with local shops, charming cafés and an elegant church nearby, as well as beautiful riverside walks. The village offers both infant and junior schools. Easy access to Agen (17 km, approx. 23 minutes) via the local train station, with TGV connections to Paris. Adjacent property which is attached is also available for sale reference A42739DBC47

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 into the salon with a mezzanine. and then up a couple of steps into the cosy kitchen, with a chimney. Currently closed at the front but easily accessible to able to use the fireplace. There are two bathrooms and two separate toilets on the ground level. Also, two laundry rooms. One of which could be used as an office or guest bedroom.

Beautiful views over the ridge of Laroque-Timbaut from upstairs double aspect bedroom. You'll find the second bedroom at the turn of the stairs, and a mezzanine bedroom or TV snug after this room.

A must see property at the edge of the village

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