

Large village property with garden, elevated patio and garage, within walking distance of all amenities.



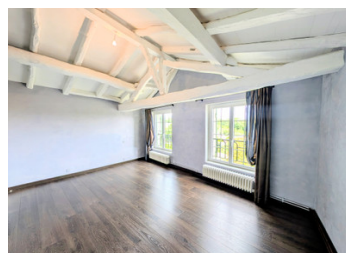
INFORMATION

Town:	Le Mas-d'Agenais
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	162 m2
Plot Size:	274 m2

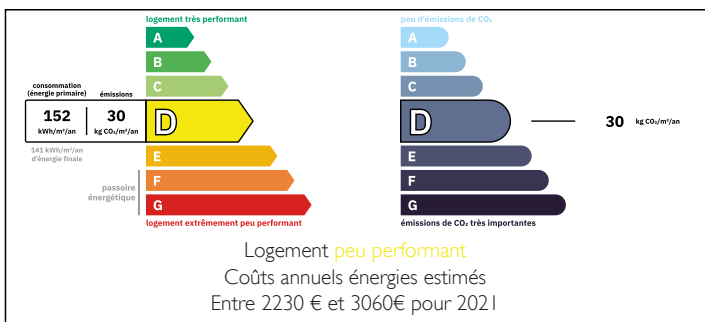


IN BRIEF

Large family home in the centre of the picturesque village of Le Mas d'Agenais on the canal with an elevated patio with open views, garden and garage. All amenities within walking distance.



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

Nestled in the heart of a charming picturesque village on the canal, this large village house on 3 floors has 5 large bedrooms, 2 ensuite, making it ideal for a B & B venture. Light filled lounge/dining space opening out on to the elevated patio with open views, perfect for relaxing and enjoying the garden. Large attic space with window that could be converted.

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

LOCAL TAXES

Taxe habitation: 1000 EUR

NOTES