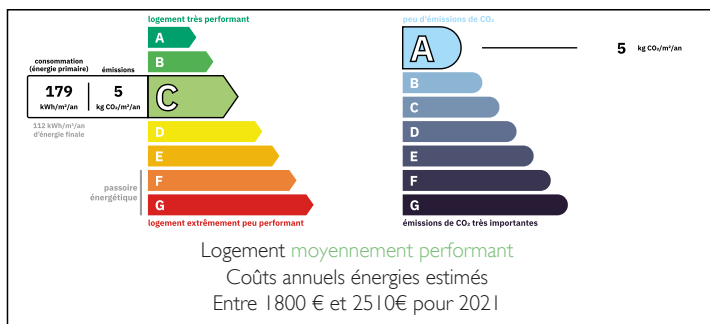


## Village house near Canal



## ENERGY - DPE



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Sérignac-sur-Garonne |
| Department: | Lot-et-Garonne       |
| Bed:        | 4                    |
| Bath:       | 1                    |
| Floor:      | 205 m <sup>2</sup>   |
| Plot Size:  | 25 m <sup>2</sup>    |

## IN BRIEF

Located in the village center of Sérignac-sur-Garonne, a lively and pleasant community with shops within walking distance, this townhouse offers spacious volumes, charm, and authentic character.

In the heart of the village, you can enjoy lovely walks along the canal and stroll under the covered arcades (comières) to refresh yourself on a café terrace. Be sure to visit the twisted spire (clocher à tors) of the church—a unique landmark in the area—restored by the Compagnons du Devoir in 1988 (note: sources indicate the restoration was completed in 1989).

You will find this property in excellent condition with high-quality features, including:

Terrace with a 6-person spa.  
Heat pump and air conditioning.

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:

44 m<sup>2</sup> living/dining room with fireplace and access under the beams (accès sous les cornières).

Separate toilet (WC).

23 m<sup>2</sup> kitchen with fireplace and street-level door.

### First Floor:

14.8 m<sup>2</sup> landing serving the rooms.

10 m<sup>2</sup> bathroom with shower and double vanity.

13 m<sup>2</sup> dressing room (convertible into a bedroom).

Bedroom 1: 11 m<sup>2</sup>.

Bedroom 2: 18 m<sup>2</sup> with water point.

Bedroom 3: 16 m<sup>2</sup> with potential to install an ensuite shower room.

Separate toilet (WC).

### Second Floor:

Large 44 m<sup>2</sup> open-plan living space with kitchen.

23 m<sup>2</sup> terrace equipped with a 6-person spa, offering views over the town rooftops.

### Additional Features:

Fiber optic internet.

PVC double-glazed windows and joinery.

Connected to mains drainage (tout-à-l'égout).

Potential to create an additional bedroom on the ground floor.

Potential to split into two separate units or operate as furnished rentals.

Option to sell furnished.

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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: 1539 EUR**

## NOTES