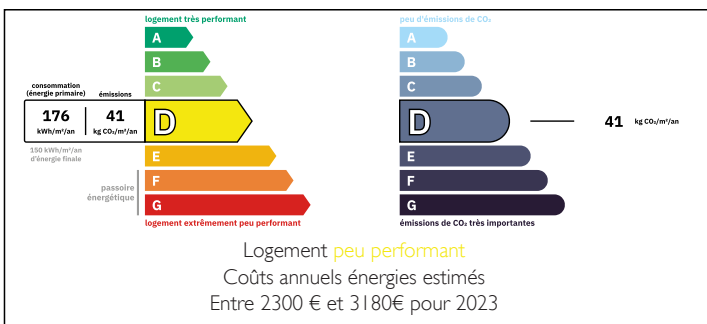


At the end of a cul-de-sac, a single-storey house with views over the Tonneins plain. Fenced garden with well

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Hautesvignes
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	117 m2
Plot Size:	8332 m2

IN BRIEF

Single-storey house with panoramic views of Tonneins

Just 1 hour from Bordeaux and 5 minutes from the amenities of Tonneins, discover this delightful single-storey house. Nestled in a quiet spot at the end of a cul-de-sac, it offers breathtaking views of the valley and is set in stunning natural surroundings.

Inside, there is a light-filled conservatory, a kitchen-diner with a fireplace, a large living room, three spacious bedrooms, a shower room and a separate toilet.

Outside, the superb, partly enclosed garden is planted with lime trees and numerous fruit trees, all supplied by a well (connection to mains water available). Numerous outbuildings complete the property, including a garage and a former drying shed, ideal for a motorhome.

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.



LOCAL TAXES

Taxe foncière: 1350 EUR

NOTES

DESCRIPTION

Single-storey house with panoramic views of Tonneins

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A true haven of peace, perfect for a family seeking tranquillity, a second home or any other lifestyle project.

This property comprises:

- A 12m² conservatory
- A 19m² kitchen
- A 29m² living room
- Three rooms, each measuring 11.5m²
- A 7m² shower room
- A 20m² boiler room
- A 60m² garage
- A drying room of 140m²
- Four outbuildings of approximately 20m² each

Heating and hot water are provided by an oil-fired boiler

Reversible air conditioning is fitted

All windows and doors are double-glazed with manual roller shutters

The sewage system consists of a septic tank
