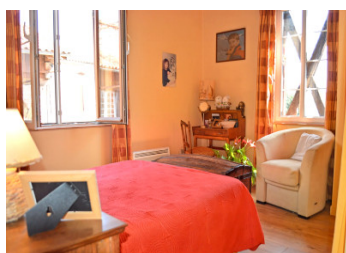


In the centre of the village, a very old, fully restored half-timbered house with a garden and swimming pool

EXCLUSIVE



INFORMATION

Town:	Laparade
Department:	Lot-et-Garonne
Bed:	5
Bath:	1
Floor:	130 m2
Plot Size:	110 m2

IN BRIEF

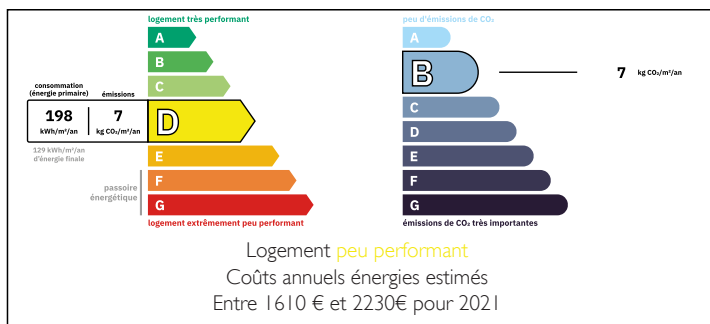
Charm & panoramic views in the heart of the Laparade bastide

Perched on its rocky outcrop, the village of Laparade offers an exceptional living environment overlooking the Lot Valley. Right in the center of this historic walled village sits this authentic home, rich in character with half-timbered walls and exposed beams.

The ground floor features a welcoming eat-in kitchen and a light-filled living room. On the first floor, a landing leads to two bedrooms and an office. The latter opens up to the second floor, which offers an additional office and a third bedroom. From the first floor up, the views over the historic market hall, the church, and the surrounding hills are spectacular.

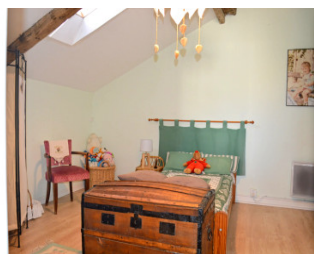
The outdoor space is a peaceful haven, featuring a

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

This semi-detached house comprises:

- A fully fitted kitchen measuring 26m²
- A living room measuring 24m²

On the first floor:

- A landing measuring 3m²
- A bedroom measuring 13m²
- A bedroom measuring 12.8m²
- A recent shower room
- A WC
- A study of 14m² leading to the second floor, where there is a bedroom of 14.4m² and a study of 15m²

Technical details:

- All windows are double-glazed with wooden shutters
- Heating is provided by a pellet stove and electric radiators
- The swimming pool is a prefabricated shell measuring 4m x 2.5m
- Wastewater is discharged via the mains drainage system

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

LOCAL TAXES

Taxe foncière: 920 EUR

NOTES