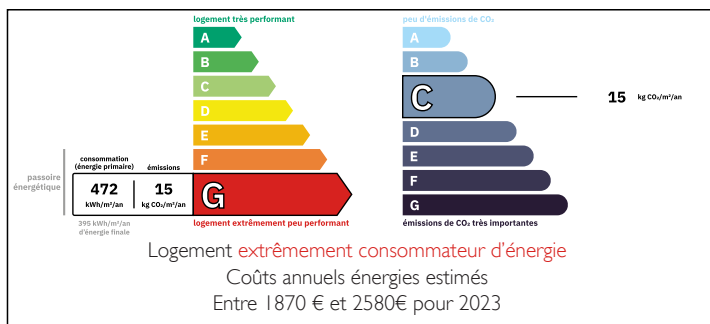


Between TONNEINS and CASTELMORON-SUR-LOT, a house in need of refurbishment with stunning views of the hillside

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Laparade
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	5200 m2

IN BRIEF

Discover this single-storey house nestled in Laparade (47), a picturesque hilltop bastide village known as the "Balcon du Lot" for its exceptional panoramic views over the valley. Ideally located between Tonneins and Castelmoron-sur-Lot, the village charms with its peaceful setting, preserved heritage, and beautiful surrounding countryside.

Habitable as is, but requiring cosmetic updating to reach its full potential, the house features a bright veranda, an entrance hall, an open-plan kitchen leading into a living room with an insert fireplace, two bedrooms, a pantry/utility room, a shower room, and a separate WC.

Outside, you will find a detached garage and a lovely terrace with a barbecue, perfect for relaxing moments with friends facing completely unobstructed views.

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 single-storey house comprises:

- A 4m² entrance hall
- A 10m² kitchen opening onto a 28.6m² living room with a fireplace fitted with an insert
- A 10.6m² bedroom
- An 8m² bedroom
- A 4m² shower room
- A 16m² conservatory
- A utility room of 4.9m²
- A separate garage of 20m²
- An outbuilding of 7.3m²

Technical details:

- The windows are double-glazed
- Heating is provided by electric heating and a wood-burning fireplace
- Hot water is supplied by a storage water heater
- The property has its own sewage system

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

NOTES