

Country property with a gite in a dominant position, close to the shops.

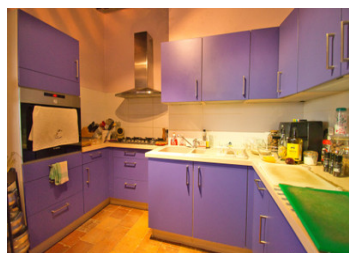
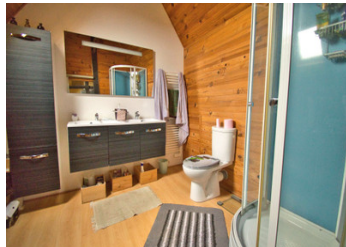


INFORMATION

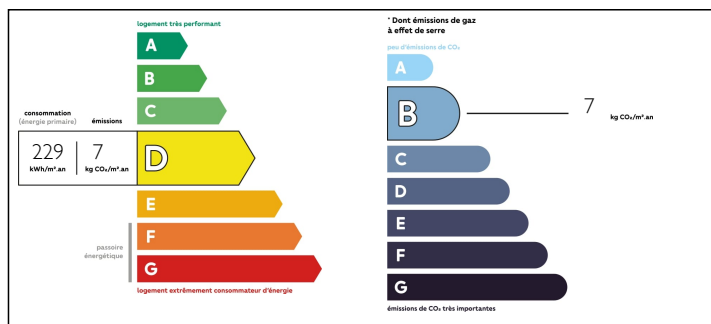
Town:	Roumagne
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	177 m2
Plot Size:	3448 m2

IN BRIEF

A charming country property with a beautiful view, a stone's throw from the town and its shops. Comprising a Perigord style house, an independent gite, a tobacco drying shed, a large garden with many fruit trees, a vegetable garden, a well and a swimming pool to renovate. Situated 5 minutes from the town of MIRAMONT DE GUYENNE, 10 minutes from EYMET, 20 minutes from MARMANDE and 30 minutes from BERGERAC.



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 Perigordian house comprises on the ground floor a living room with a wood burner, a fitted kitchen, an office, a laundry room with a toilet, a bedroom.

The gite consists of a living room with kitchen, lounge and dining room, two bedrooms, a laundry room, a shower room and a toilet.

Double glazing, electric radiators, air conditioning, wood stove

A tobacco dryer in good condition

Septic tank not in conformity

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

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