

Village house with pool, and 2 covered terraces. Close to small village. Bazas 18km, Casteljalous 14km

EXCLUSIVE



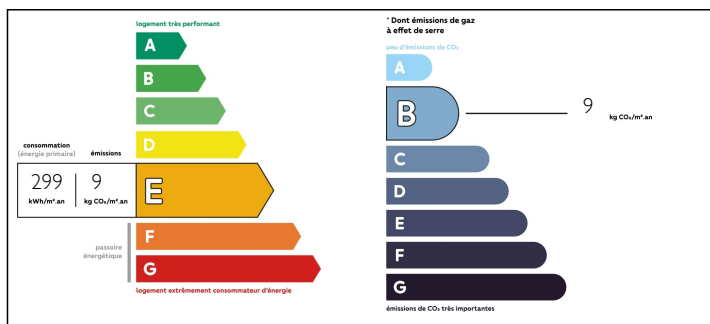
INFORMATION

Town:	Casteljalous
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	123 m2
Plot Size:	3303 m2

IN BRIEF

Lovely family home on the edge of a small village. From the entrance hallway, there is a wide lobby to the left with staircase to the 1st floor and access to the kitchen and living room. From the corridor which runs from the living room are 2 double bedrooms, a family bathroom and a study. Upstairs is a large master bedroom with storage in the loft, and a second bathroom

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.



LOCAL TAXES

Taxe foncière: 480 EUR

NOTES

DESCRIPTION

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Property details:

Ground floor

- Entrance hallway [5.5m²] with lobby [11.5] to living room and kitchen
- Kitchen [8.8m² down 2 steps from the lobby]
- Living room [28m²] with Supra wood burning stove
- Corridor [3m²] to night area
- Bathroom [5m²]
- Study [9m²] – could be a 4th bedroom
- and 2 bedrooms [12m² and 10m²]

First floor

- Landing [7.8m²] with access to large storage space
- Master bedroom [18.5m²] with 2 storage spaces in the loft
- Bathroom [3.8m²]

Outside

- Covered terrace [40m²]
- Several sheds
- In ground swimming pool [10m x 5m]
- Flat garden with lawn, trees and shrubs completely fenced
- Well

The plot is located on the edge of a small village. The garden is mostly lawn, with trees and shrubs. There are 2 covered terraces, a workshop attached to the house, well, woodstore, outbuilding and poolhouse

The inground pool is surrounded by a tiled terrace.

Information...