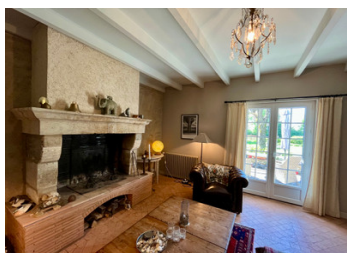


Superbly located renovated house with land and outbuildings, ideal for horses or self-sufficiency



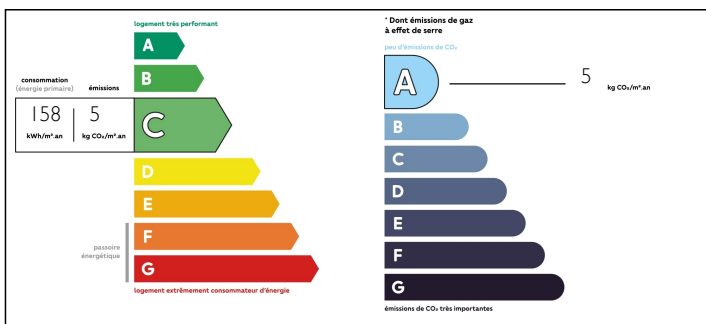
## INFORMATION

Town:	Castillonès
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	48154 m2

## IN BRIEF

Beautifully renovated home, all on one level. An elegant and spacious living area which is also practical and comfortable. A property that offers many possibilities with a beautiful plot of 4.86 Hectares, outbuildings, a quiet and elevated location with fantastic views to enjoy the sunsets. Castillones 4 km Issigeac 5km and Bergerac 24km

## 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: 797 EUR**

## NOTES

## DESCRIPTION

This delightful house benefits from having been recently renovated. The heating is by heat pump, the windows and doors are double glazed and the electrical panel is three phase.

The house all on one level is composed of :

Veranda -conservatory (21 m<sup>2</sup>) entrance door, sliding windows

Entrance hall (18 m<sup>2</sup>) terracotta floor, built-in cupboard

Living room - dining room (30 m<sup>2</sup>) French doors to the terrace, open fireplace

Living room / office (24 m<sup>2</sup>) with open fireplace and original terracota floor

Kitchen (24 m<sup>2</sup>) with beautiful fireplace and terracotta floor

Toilet (1.9 m<sup>2</sup>) with hand basin

Bedroom 1 (13 m<sup>2</sup>) tiled floor

Bathroom (7 m<sup>2</sup>) with walk in shower, heated towel rail, washbasin

Room 2 (13 m<sup>2</sup>) with tiled floor

Bedroom 3 (13 m<sup>2</sup>) with wooden floor and built-in cupboard

Boiler room/laundry room (8 m<sup>2</sup>) with equipment for heat pump, water heater

Utility room (11 m<sup>2</sup>)

## OUTSIDE

### THE OUTBUILDINGS :

Barn adjoining the house (47 m<sup>2</sup>) one could easily extend the main house into this area

Garage (17.74 m<sup>2</sup>)

Barn (215 m<sup>2</sup>)

Large garden partially fenced with shrubs, flower beds, fig trees

Vegetable garden of about 440 m<sup>2</sup> with cultivation beds and shrubs (built 2020-2022)

Orchard 4 rows, total of 43 fruit trees planted 2021-2022

Pasture - about 4 Hectares

Woodland - small forest plot of about 2200 m<sup>2</sup>.

## THE PLUS POINTS

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