

Two houses in one, beautiful swimming pool and fully enclosed gardens in a quiet area.

## EXCLUSIVE

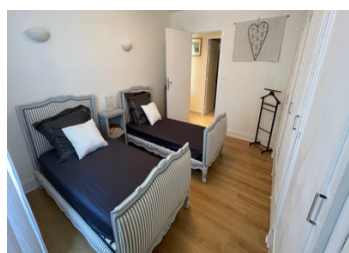


## INFORMATION

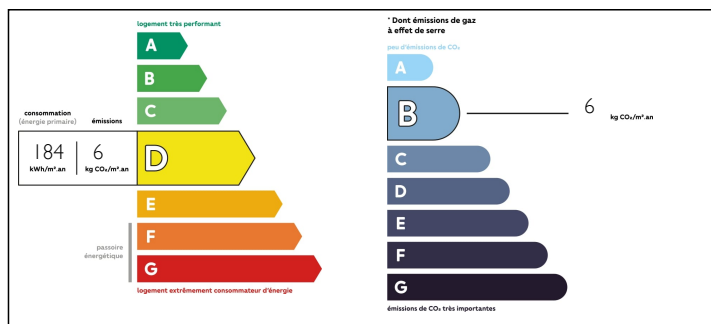
Town:	Allez-et-Cazeneuve
Department:	Lot-et-Garonne
Bed:	7
Bath:	4
Floor:	280 m2
Plot Size:	2367 m2

## IN BRIEF

Opportunity to buy this large house which has been extended on the ground floor, now offering flexible, spacious, completely separate accommodation for 2 families, or home and a rental, or one large family sized house. Ground floor: entrance hallway, kitchen with fitted units, utility, dining room with doors onto rear terrace and pool, lounge, 4 bedrooms, one with en suite, further 2 bathroom and WCs., main rooms have air con. UPSTAIRS: entrance hall, L shaped lounge and dining room with balcony, kitchen, 3 bedrooms 1 bathrooms and separate WC. Huge rear terrace overlooking pool and gardens.



## 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

OUTSIDE: garage to side of house, a swimming pool 10m x 5m, pool house, enclosed gardens to 3 sides overlooking woodland and fruit orchards, a well with pumped water, and private parking for 4 vehicles.

The property has undergone many renovations over the years including:

- Swimming Pool
- Ground floor extension including rendering, double glazing, patio doors, electrics and plumbing and air con units.
- Large rear terrace
- VMC (ventilation mecanique controllée) 4 units
- fosse replaced

This property is situated in a quiet location just south of the river LOT, and is easily accessible to shops, restaurants, market towns along the valley.

Airports of BERGERAC (55kms), BORDEAUX 140kms and TOULOUSE 145kms north/south motorway access and TGV connections in AGEN the capital of the region 28 kms away.

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

## NOTES