

Large family home in need of some updating close to Castillones



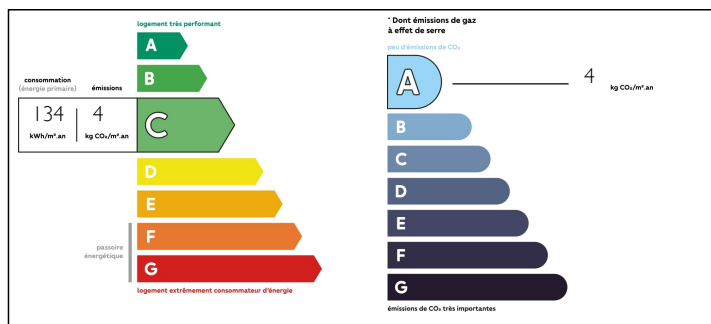
INFORMATION

Town:	Castillonnès
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	6500 m2

IN BRIEF

On the outskirts of Castillones on a quiet country road this spacious and light house boasts elevated views and a large established garden with accommodation all on one level ; A large living room with fireplace and woodburner, a kitchen dining room, 3 bedrooms, a shower room and a toilet plus a small room with door to the garden which could be the utility room. the garden level / basement runs the whole length of the house with additional bedrooms and garage. The interior needs updating but once done will make a beautiful home. 2kms Castillones, 25km Bergerac and 16km Eymet. With the possibility to buy more land.

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

The House

- + Entrance hall (7.21 m²) tiled floor
- + Sitting Room / Dining Room (37m²) tiled floor, fireplace with insert woodburner
- + Corridor to bedrooms (6.70 m²)
- + Bedroom 1 (12.56 m²)
- + Bedroom 2 (12.42 m²)
- + Bedroom 3 (12.30 m²)
- + Separate toilet (1.12 m²)
- + Shower Room (5.18 m²) shower and handbasin
- + Utility Room (5.13 m²)

SOUS SOL - GARDEN LEVEL

Extends the whole length of the house and includes 3 rooms (previously used as bedrooms) with windows, the boiler room and garage

LOCAL TAXES

Taxe foncière: **781 EUR**

Technical Information:

Single Glazed

Septic tank conforms

Well insulated

Heating by Heat Pump

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

NOTES