

Fabulous property 4km from Eymet - suitable for horses, fabulous wooded grounds of 4.6 Hectares



INFORMATION

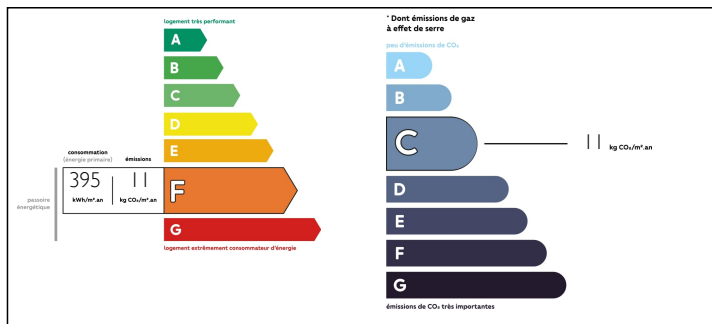
Town:	Agnac
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	46499 m2

IN BRIEF

Just 4km from the bastide town of Eymet lies this property, with 4.6H of wooded grounds and outbuildings. A 70s house on one level with basement comprising 4 bedrooms, bathroom, WC, large living room with French windows, kitchen and utility room. The basement includes a large workshop and garage. The grounds are magnificent, as are the views. Bergerac airport is 30 mins away.



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

Benefitting from double glazing throughout and heating by heatpump and or oil the house has beautiful 360 views over wooded grounds

- * Entrance Hall (9.57 m²) with tiled floor and fitted cupboards
- * Living Room (40 m²) large french doors open onto the terrace, tiled floor, open hearth fireplace and tiled floor
- * Kitchen (15.41 m²)
- * Utility Room (9.53 m²)
- * Bedroom Corridor (7.35 m²)
- * Bedroom 1 (11.04 m²)
- * WC (1.75 m²)
- * Bathroom (5.98 m²) with bath, shower, handbasin and bidet
- * Bedroom 2 (12.36 m²)
- * Bedroom 3 (14.53 m²)

Sous Sol area with garage
Fourth bedroom and WC

Spectacular grounds with a range of beautiful trees including fruit trees, and outbuildings

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

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES