

Charming new house with covered terrace and garage for sale in Villeréal.



INFORMATION

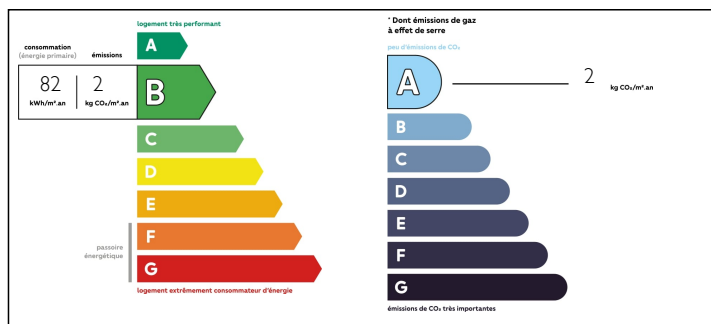
Town:	Villeréal
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	2604 m2

IN BRIEF

For sale VILLEREAL: Located a few minutes from one of the most beautiful and vibrant villages in France, come and discover this new 115m house, 30m2 covered terrace, and 2600m2 garden and garage. No work required, close to all amenities, shops, schools and medical services. (Bergerac, train station and airport 30 minutes 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

This 115 m2 house has a very attractive, light and spacious living area comprising ; lounge, dining room and fully-equipped open-plan kitchen, plus a pantry. The hallway leads to a master bedroom with dressing room and private shower room (walk-in shower, double washbasin unit and illuminated mirror), a bedroom with storage space, a study (which could be converted into a bedroom), a bathroom (double washbasin unit, walk-in shower and bath) and a separate WC.

Access to the covered terrace is via the bay window in the living room.

The 2600m2 garden is waiting to be planted with trees, but already has a petanque court for summer evenings out with family and friends.

The garage with electric door has workshop furniture for DIY all year round, and can accommodate a vehicle and all the equipment needed to maintain the property.

No work is required on this house, and it is possible to create a swimming pool on the land.

This is a rare opportunity in the area, and one you need to grab quickly.

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

NOTES