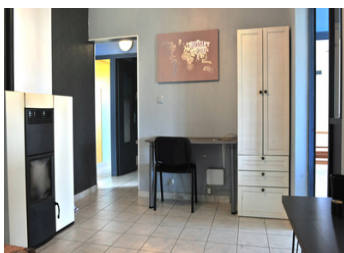


Excellent single storey bungalow located in a village near Castillonnes on a plot of 1500 m .

EXCLUSIVE



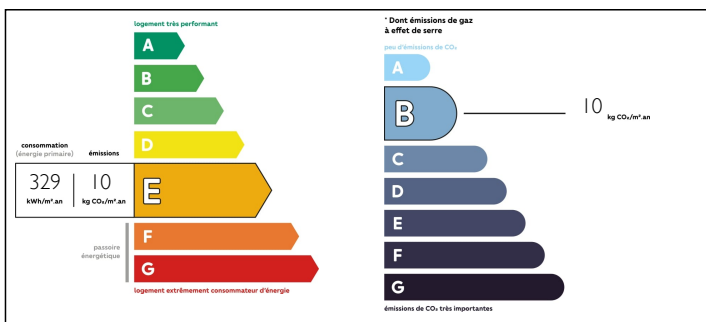
INFORMATION

Town:	Montauriol
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1500 m2

IN BRIEF

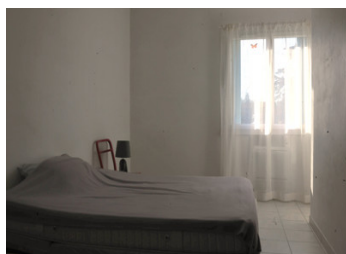
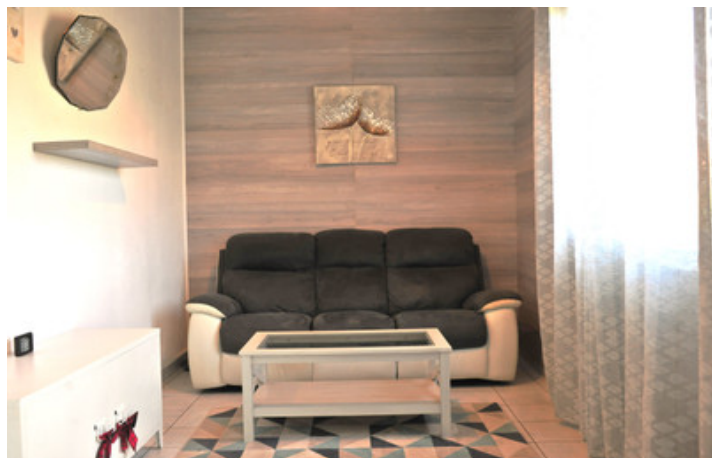
Come and visit this very well maintained bungalow (approx. 120m²) on one level with attic space for conversion. The large entrance hall leads to the lounge/dining room (32m²) and fitted kitchen on one side and to the 3 bedrooms and bathroom on the other. Access to the veranda from the dining room. Numerous storage cupboards. This property has a fully fenced plot of 1500 m². Quiet village with weekly market, restaurants, pottery workshop, artisanal cannery, bakery, la Bastide de Castillonnes offers most everyday services: including primary school, middle school, supermarket, gas station, pharmacy, medical center, restaurants, etc. Technical services: --Double glazing. --Electric shutters --Roof in good condition. --Mains drainage --Pellet stove with diffusion over 3 main rooms. --fiber optic internet.

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

Veranda: 16m²

Living room/dining room: 32 m²

Corridor / Entrance: 12m²

Kitchen: 14 m²

Bedroom 1: 11 m²

Bedroom 2: 15 m²

Bedroom 3: 12 m²

Bathroom: 6.5 m²

Garage / workshop: 42 m²

WC: 1.4m²

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

NOTES