

Charming single-storey property nestled on the edge of a popular village.



INFORMATION

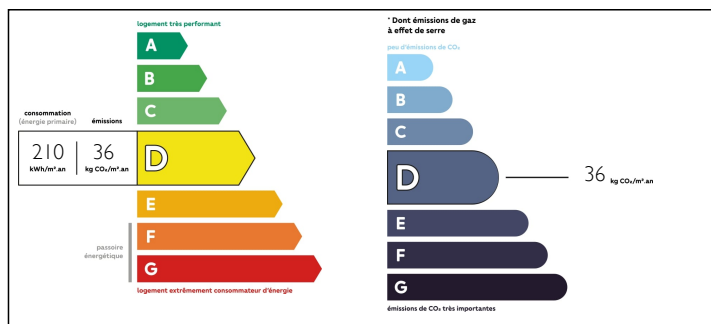
Town:	Allemans-du-Dropt
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	2078 m2

IN BRIEF

This 2 Bedroom property is perfectly designed for a cozy retreat or a small family. Enjoy your morning coffee or unwind in the evenings on the large covered terrace. Single storey allows effortless accessibility for all ages whilst the property also benefits from a large garden and garage. Local amenities and a picturesque river are just a leisurely stroll away whilst the popular towns of Eymet, Duras and Miramont-de-Guyenne are all less than 15 minutes drive.



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

Lounge (approx 17m²)

- French doors to covered terrace

Kitchen (approx 21m²)

- French doors to covered terrace

- Wood burner

Dining room (approx 10m²)

- French doors to back garden

Bedroom 1 (approx 13.5m²)

- Built in cupboards

Bedroom 2 (approx 13m²)

- Access to utilities

Bathroom (6m²)

- Shower, hand basin, wc, bidet

WC (approx 2m²)

Hallway (approx 6m²)

Utilities

- Access to garage

Garage (approx 24.5m²)

NOTES

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