

## Beautiful town house with garden and outbuilding

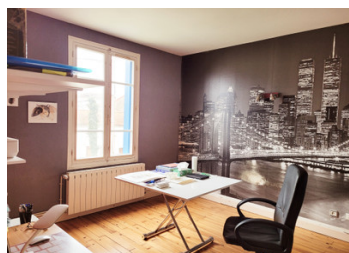


## INFORMATION

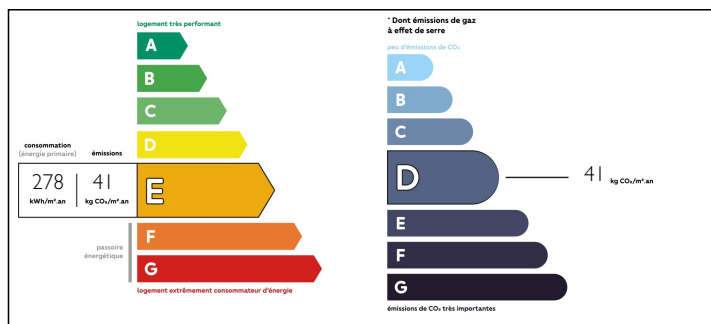
Town:	Aiguillon
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	505 m2

## IN BRIEF

Beautiful townhouse with garden and outbuilding close to shops and amenities.



## 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

Close to shops, schools and doctors, as well as amenities and the market on Tuesday and Friday mornings, this comfortable house offers 122 m<sup>2</sup> of living space.

It consists of a ground floor with an entrance, a dining room with fireplace, a living room and a kitchen. The upper floor consists of three bedrooms, a bathroom, a toilet and a dressing room. The house also has a cellar and an attic.

The house has gas central heating and double-glazed windows on the ground floor.

The property is fenced and has another outbuilding which offers further potential.

The train station, which serves the Bordeaux railway line, is one kilometre away and the international airport of Bergerac is about 80 kilometres away.

## LOCAL TAXES

Taxe foncière: 1800 EUR

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

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## NOTES