

Pretty stone village house by the river with a terrace at the front and garden at the back.

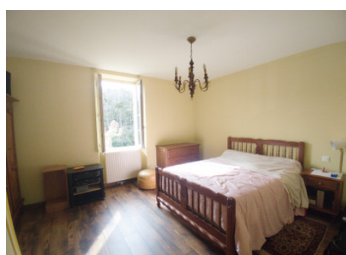


INFORMATION

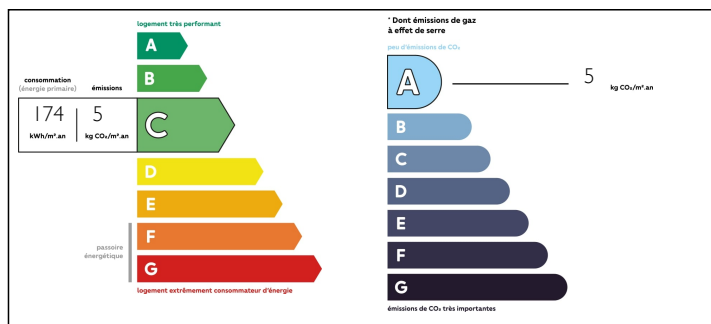
Town:	Vianne
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	300 m2

IN BRIEF

Stone house of 157m2 with 4 bedrooms, terrace and garden. Possibility to create a separate apartment. By the river in the centre of the gorgeous bastide village of Vianne.



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.



NOTES

DESCRIPTION

The property is right on the river in the gorgeous bastide village of Vianne. There is a terrace across the front of the house with elevated views of the river.

Ground Floor

The house has a large entrance which is currently used as an office area, there is a good sized lounge, kitchen and veranda leading out to the garden.

There is also an infrared sauna and a bathroom on the ground floor.

1st Floor

There are 3 good sized bedrooms all overlooking the river and a WC.

Annexe

There is a garage between the main house and the annexe which could be turned into a separate apartment.

The annexe has a bedroom, another room and a separate bathroom along with its own private access and terrace at the front and small garden area at the back. There is also a small veranda area.

The cute garden is south facing, full of fruit trees and a vegetable garden. There is also small shed at the end of the garden.

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