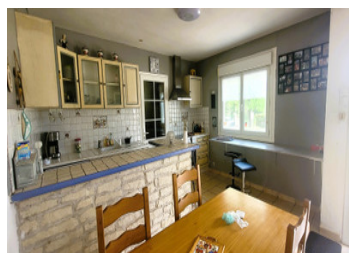


Beautiful single-storey house near Castillonnes on 2000m of land with swimming pool.



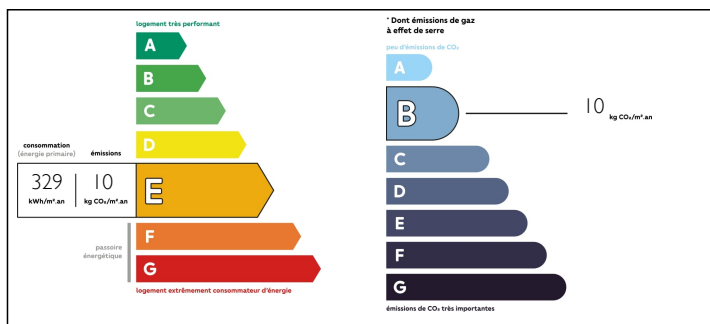
## INFORMATION

Town:	Montauriol
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	2190 m2

## IN BRIEF

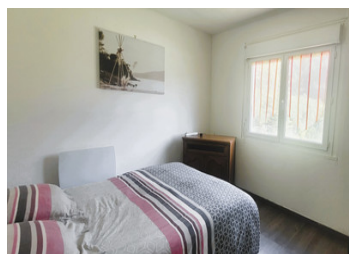
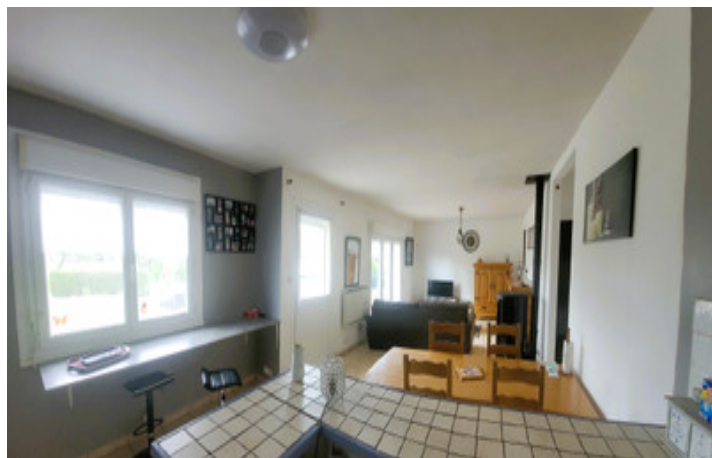
Come and visit this very well maintained single storey house. From the entrance, you access a large living room (42 m<sup>2</sup>) equipped with a recent pellet stove as well as the equipped kitchen. Two bedrooms, a bathroom, a utility room and an office complete this set. Access to the terrace (25m<sup>2</sup>) from the living room. This property is located on a fully fenced wooded plot of 2190 m<sup>2</sup> with an 8mx4 m swimming pool. Quiet village. Restaurant, pottery workshop, artisanal cannery. 5 (real) minutes away, the Bastide de Castillonnes offers most everyday services: primary school, college, supermarket, gas station, pharmacy, medical center, restaurants, etc. Technical data: Double glazing. Electric shutter at the entrance. Roof in good condition and recently redone Collective sanitation Pellet stove Fiber

## 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

Main measurements :

Living room: 42m<sup>2</sup> (42 sq. ft.)

Scullery: 14m<sup>2</sup>, kitchenette

Study: 9m<sup>2</sup>

Bedroom 1: 10m<sup>2</sup>

Bedroom2: 11,80m<sup>2</sup>

Shower room: 4m<sup>2</sup>

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

## LOCAL TAXES

Taxe foncière: 490 EUR

## NOTES