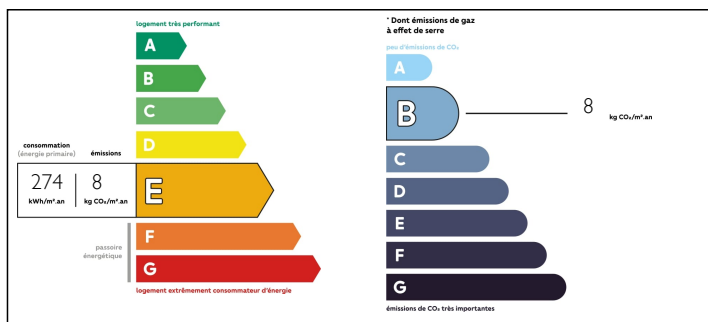


## This Property Is All About Location

### EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	7292 m2

## IN BRIEF

Nestled amidst the tranquil embrace of nature, a cosy home one storey stands (up in the hills of Villeneuve sur Lot) as sanctuary, where whispers of the wind harmonizes with the rustling leaves sitting on a plot of more than 7000sqm. You will be treated to the lovely views, sunsets and sunrises, but you will be also delighted by sometime visits from nature's animals such as deer and squirrels. A haven in the misted of nature but only a stone throw away from the city's historical center. Villeneuve sur Lot has all you will need for everyday living a lifestyle where history meets modern living.

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

This property has a lot of potential, peaceful living but only a few minutes by car to a city where all amenities can be found.

Whilst it will need some updating and a bit of renovation to bring to modern standards it is more than habitable with everything for day to day living and the pleasant view from its veranda.

This home offers :

A bright and light veranda : 24sqm

Living area : 25sqm

Kitchen : 13 sqm

Bedroom : 14sqm with closet space

Bedroom : 16sqm with closet space

Toilet : 2sqm

Bathroom : 7sqm

The corridor offers a ceiling to floor wardrobe.

From the kitchen you have the laundry room and a back kitchen : 15sqm that leads to -

A loggia : 16sqm

## NOTES

The outside :

Lots of beautiful landscapes, wooded parkland, outbuildings and views. The house is secluded inland by a long driveway so that you are far from the road.

There are 3 garages side by side of 18sqm each.

An abri 14sqm which is attenant to the dependencies that holds a surprise! Curious then please call for a visit and you find out.

There is also a plot of land about 160sqm that is attenant to the river lot but not directly from the house.

Although in need of some tender care which can easily be taken care of with some renovations, the whole feeling of peace, quiet and at harmony with nature you are not isolated and only 2 minutes from one of the main cities in the Lot et Garrone. You...