



Reference: 72868

*Only a few minutes from Allemans du Dropt, village with all commerce, 10 minutes from Eymet and 20 minutes from Marmande*

**Price : 246 100 € F.A.I.**



**Habitable surface : 125 M<sup>2</sup>**

**Bedrooms : 2**

**Bathrooms : 2**

**Heating : Electric**

**Taxe Foncière : 800 €**

**Land : 4 000 M<sup>2</sup>**

- Rural
- Edge of town
- With Views
- Land entirely fenced
- Pool
- Garage
- Electric Heating
- Mains Electricity
- Mains Water
- Septic Tank

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Looking for an original, atypical and extremely bright and airy house ? This one is made for you : a unique model !

The house on one level consists of :

- \* A lounge (58,96 m<sup>2</sup>) : tiled floor, beautiful entrance door, 2 sliding patio windows + 2 large fixed panels, storage cupboard
- \* A kitchen (16,41 m<sup>2</sup>) open to the living room : tiled floor, fully fitted and equipped (electric hob, extractor fan, oven, built-in microwave), sliding windows
- \* A hallway : tiled floor
- \* Bedroom 1 (15,52 m<sup>2</sup>) : tiled floor, patio doors
- \* Dressing room 1 (2,20 m<sup>2</sup>) : tiled floor
- \* Shower room/WC to bedroom 1 (4,01 m<sup>2</sup>) : tiled floor, walk in shower, toilet, vanity unit
- \* Bedroom 2 (9,69 m<sup>2</sup>) : tiled floor
- \* A bathroom/WC (9 m<sup>2</sup>) : tiled floor, bath, large walk-in shower, toilet, vanity unit, heated towel rail, storage cupboard
- \* A toilet (1,44 m<sup>2</sup>) : tiled floor

Attached to the house :

- \* A garage (19,02 m<sup>2</sup>) : concrete floor, automated door, sink, electric cumulus, could be the third bedroom

The house benefits from a very pleasant terrace tiled on two sides, facing South.

An unusual second terrace, is to be found on the roof : a very nice area redone in 2017 with gravel to take advantage of an exceptional views over the Lot-et-Garonne countryside.

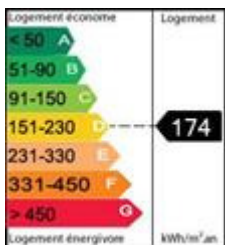
Below, a swimming pool of 7m x 5m, whose liner was changed 5 years ago.  
The depth is 1.50m.

As for the garden, easy to maintain, you will discover 4 000 m<sup>2</sup> with a nice driveway and a parking space.  
The whole is completely enclosed and benefits from an automated gate.

A rare property on the real estate market !

Do not miss !





Pour plus de détails :

Arcad' Immo



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## Horaires d'ouverture

<b>Lundi</b>	9h-12h30 / 13h30-19h
<b>Mardi</b>	9h-12h30 / 13h30-19h
<b>Mercredi</b>	9h-12h30 / 13h30-19h
<b>Jeudi</b>	9h-12h30 / 13h30-19h
<b>Vendredi</b>	9h-12h30 / 13h30-19h
<b>Samedi</b>	9h-12h30 / 13h30-19h
<b>Dimanche</b>	9h30-13h