



A very well presented and maintained 3 bedroom house,

47120, Lévigac-De-Guyenne, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 3 Beds * 2 Baths

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€375,000

Ref: BVI64677

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French Entrée 

Property Description

This pretty 3 bedroom detached house has been well maintained by the current owners and offers light and spacious accommodation located in a secluded and beautifully manicured garden which surrounds the property with numerous trees and shrubs.

The property incorporates double glazing, electric radiators and reversible air conditioning in the master bedroom suite. The summary of accommodation incorporates on the ground floor an entrance dining hall enjoying a triple aspect with a fitted pine dresser and french doors onto a terrace, open plan to the fitted modern kitchen, inner hall to living room with a dual aspect, wood burning stove, doors to terrace, 2 double ground floor bedrooms with fitted wardrobes, bathroom/W.C. and a separate W.C. The master bedroom is located on the first floor with fitted wardrobes, Juliet balcony over looking the garden and en-suite shower room.

Outside there are double gates leading onto a graveled driveway with ample parking. The garage has been converted into a utility room: 18 m² with adjacent garden store/workshop: 15 m². The garden is a feature of the property and is predominantly laid to lawn with numerous trees and shrubs. In ground swimming pool 10 X 5 metres with summer house. Habitable area: 130 m². Terrain: 3300 m².

