



A stylish & spacious village centre property with roof terrace,

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

* Available * 3 Beds * 2 Baths

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€176,500

Ref: BVI66385

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French Entrée 

Property Description

This pretty cottage style house is arranged over 4 levels. The property incorporates double glazed windows and new electric radiators. The summary of accommodation comprises: open plan sitting/dining/kitchen leading onto a balcony, basement/utility room leading onto the rear courtyard style garden. There are 2 double bedrooms and a shower room/W.C on the 1st floor and the master bedroom with an en-suite shower room/W.C. on the 2nd floor. The rear courtyard garden has rear access. Nestling peacefully in an historic village centre with a mini-market, a boulangerie, a lively cafe/bar, post office, pharmacy and doctor all at less than a minute away by foot. The village also has a primary school and a sports hall. Within 15 minutes by car are the popular and historic bastide market towns of Monségur, Eymet and Duras. The town centre of Marmande is a 15 minute drive with its supermarkets, cafes, restaurants, hospital and all services. The train station and the close proximity of the motorway puts Bordeaux within an hour by road or rail. Bergerac with its airport is a 45 minute drive. Please book your viewing now!

