



Village house with stunning views, and a garden,

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

* Available * 4 Beds * 4 Baths

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€199,800

Ref: BVI72216

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French Entrée 

Property Description

Situated in a popular village, this house offers 200m² of habitable space over 3 floors plus an excellent basement for storage and washing facilities. The internal accommodation comprises of the following; entrance Hall, living room, and a large dining kitchen with a balcony, all offering far reaching views. On the first floor there are two ensuite bedrooms and a separate WC. The second floor comprises of a master bedroom of some size, a bathroom, and 2 smaller rooms, both suitable for bedrooms or an office and a bedroom. The large dry basement runs the full length of the house, with laundry and storage facilities. A door from the basement leads out to a terrace and a garden on several levels which also offers off-street parking. The Garden is just waiting to be transformed.....

Having once been a popular village Bed and Breakfast, and with an excellent position off the village square, this is a very flexible home for either a business, permanent living, or a lock up and leave.

The popular village has a shop, a cafe with frequent special evening events, a large medical centre, and a boulangerie. There are night markets with live music galore during the summer months. The village offers a friendly and sociable life, which is well known and loved locally. It is also close to the popular villages of Duras and Monsegur and just a short 40 minute drive from Bergeac airport.

Price including agency fees : 199.800 €

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Buyer commission included: 8 %



