



## House

LAYRAC (47)

**250 000 €\***

\* Agency fees to be paid by the seller



106 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

PRICE DROP for this house from which you can do everything on foot! This 106 m<sup>2</sup> single storey house, perfectly well maintained, with a kitchen opening onto a bright 41m<sup>2</sup> living room, 4 bedrooms, 1 large garage, is made for you. Very close to the center of the village of Layrac, shops and school, in a quiet housing estate, all you have to do is put down your suitcases. For comfort, double-glazed joinery, wood stove, reversible air conditioning, VMC, collective sanitation. The 33 m<sup>2</sup> wooden cladding garage is insulated. On the fenced plot, there is also a 19 m<sup>2</sup> wooden shelter. Agen South 7 mins, Agen center 15 mins, motorway access 8 mins. Virtual tour available. To visit quickly!

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### COMPOSITION

|                          |   |
|--------------------------|---|
| Number of rooms .....    | 6 |
| Number of bedrooms ..... | 4 |
| Toilets count .....      | 2 |
| Washrooms .....          | 1 |
| Terrace .....            | 1 |

### DPE/GES

|           |     |
|-----------|-----|
| DPE ..... | 154 |
| GES ..... | 4   |

### APPENDIX

|                     |           |
|---------------------|-----------|
| Parking .....       | extérieur |
| Parking space ..... | 2         |
| Garage .....        | 1         |
| Videophone .....    | Non       |

### SERVICES

|                        |                          |
|------------------------|--------------------------|
| Air conditioning ..... | Yes                      |
| Heater .....           | climatisation réversible |
| Heater .....           | bois                     |
| Kitchen .....          | aménagée                 |

### GENERAL

|                            |                                        |
|----------------------------|----------------------------------------|
| Reference .....            | 847859                                 |
| Property type .....        | House                                  |
| Year of construction ..... | 1990                                   |
| View .....                 | Vue sur Jardin, sur Toits, sur Village |

### SURFACES

|                           |        |
|---------------------------|--------|
| Living space .....        | 106 m² |
| Living room surface ..... | 41 m²  |
| Land surface .....        | 615 m² |