



## Property

MAUROUX (46)

**349 300 €**



150 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Located in the Lot department, close to the Dordogne and Lot-et-Garonne, between Bordeaux and Toulouse and only 5 minutes from shops, magnificent stone house of approximately 150m<sup>2</sup> with enclosed land. Are you looking for a house of character, spacious and comfortable, in a calm and green environment? Look no further, this property is made for you! Built in 2001 with modern, quality materials, this stone house offers optimal insulation and authentic charm. It consists of a large living room of almost 90m<sup>2</sup>, with a kitchen open to the living room, very bright thanks to its large bay windows. You will also have three large bedrooms, a bathroom with walk-in shower and toilet, a laundry room and a garage with electric gate. Comfort: Underfloor heating with recent aérothermal heat pump. The enclosed land of 4305m<sup>2</sup> will allow you to fully enjoy nature, with a garden with trees and flowers, two terraces facing South and North-West. You will appreciate the calm and tranquility of the countryside, while being close to amenities. Property tax 1300 euros. Don't wait any longer, contact us today to visit this favorite house! Agency fees are the responsibility of the buyer, i.e. 5.12% including tax of the price excluding fees.

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!



**Stéphane RIGAL**

**MONSEGUR (47150)**

Agent

RSAC : 815 090 618 00019

Courts service city : AGEN

**(+33)6 86 97 73 25**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 849399

Property type ..... Property

Year of construction ..... 2001

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 150 m²

Living room surface ..... 57 m²

Land surface ..... 4305 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Toilets count ..... 1

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 137

GES ..... 4

### APPENDIX

Parking ..... extérieur

Parking space ..... 3

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... pompe à chaleur

Kitchen ..... équipée