



Lévignac-de-Guyenne, 47120, Lot-et-Garonne

Authentic and spacious village house
In the heart of Lévignac de Guyenne, Lot et Garonne village with local shops and services
More than 200 m2 of living space + outbuildings
Entrance area leading into the kitchen. Fitted kitchen with granite worktops. Old fireplace. 33 m2. Snug: old wooden floor and fireplace. 17.7 m2. Living room: wooden floor. 65 m2. Reversible air conditioning 1st floor Bedroom 1: old wooden floor and fireplace. 28.50 m2. Bedroom 2: fireplace. 18 m2. Shower room: shower cubicle, sink and toilet. 2nd Floor Master bedroom created in the original attic space 35 m2 with bathroom (shower, sink and toilet) and dressing room Basement / lower street level Cellar with original wattle and daub walls 25m2. 15 m2 room / office Studio / Workshop of approximately 65 m2 with laundry area (+ wc) and door to the street Lots of space and potential in this property Oil fired central heating Town drains Mostly double glazed “Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr”

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Bed(s)	: 3
Bath(s)	: 2
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Square feet	: 200
CONVENIENCE:	
General Amenities: Village / town center,Town drains,Partly double glazed,	
Heating Type: Oil fired central heating,	
Interior Amenities: Fitted kitchen,Fireplace(s),	