



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

Charming stone country house to renovate.

117 m2 of habitable space – 2 bedrooms

1 820 m2 of garden

Various stone outbuildings

Lévignac de Guyenne area, Lot et Garonne department

Living room: quarry tiled floor, exposed beams. Old stone sink. Fireplace with log burner. Door opening on to the garden. 33.60 m2 Kitchen: door opening on to the terrace. 8.80 m2 Laundry: 2.36 m2 Shower room: shower, basin + WC. 4.90 m2 Bedroom 1: carpet. Fitted cupboard. 20.40 m2 Attached guest cottage:

Living room with small corner kitchen: wood floor. Door opening on to terrace. 26 m2 Bedroom 2: 12.70 m2 Shower room: shower, basin + WC. 4.90 m2 Attached barn: 100 m2 Covered stone terrace. Separate stone building: 38 m2 Gas central heating + log burner Single glazing Individual drainage 1 820 m2 of garden

“Information on the risks to which this property is exposed is available on the Georisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)”

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Rooms	: 4
Bed(s)	: 2
Bath(s)	: 2

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Square feet	: 117
Plot Size	: 1820

### CONVENIENCE:

**General Amenities:** Guest cottage,  
**Heating Type:** Wood burner ,Gas central heating,

**Exterior Amenities:** Outbuilding(s),

**Interior Amenities:** Original features,Fireplace(s),