



## Allemans-du-Dropt, 47800, Lot-et-Garonne

Beautiful stone village house, all in very good order.

Located in the heart of Allemans du Dropt,

a Lot et Garonne riverside village with many shops and services...

Approx 100 m2 of habitable space, 3 bedrooms

Fitted kitchen: tiled floor. 8.8 m2 Dining room: tiled floor, painted walls. Fireplace. Doors opening to the outside. 13.3 m2 Lounge: wood floor. 14 m2 Corridor / laundry + WC: 9 m2 Wooden staircase leading to first floor: Bedroom 1: 7.70 m2 Bedroom 2: Fireplace. Juliette balcony. 16 m2 Bedroom 3: same décor.

Fireplace and Juliette balcony. 16 m2 Bathroom: bath, shower, washbasin + WC. 11 m2 Convertible loft space with beautiful, exposed roof structure Electric radiators Double glazing Mains drainage

"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	: 5
Bed(s)	: 3
Bath(s)	: 1

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Square feet	: 100

### CONVENIENCE:

**General Amenities:** Village / town center, Town drains, Double glazing ,

**Heating Type:** Electric heating,