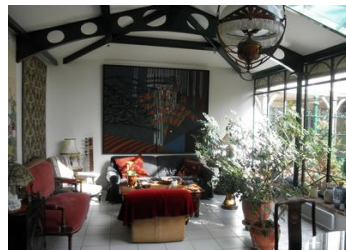


Superb renovated 19th century village property with a fully enclosed mature garden.



## INFORMATION

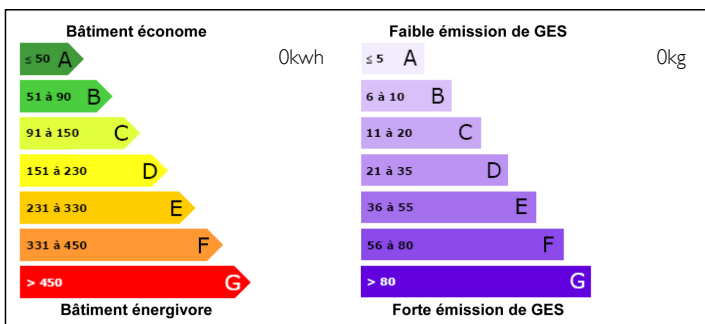
Town:	LABASTIDE D
Department:	ARMAGNAC Landes
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	407 m2



## IN BRIEF

This lovely property, based on an ancient coach house (ca 1880) consisting of 200 sq metres of living space, is nestled in the centre of a well-known, classified 12th. century, medieval bastide village in the Bas Armagnac region (SW France).

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## NOTES

## DESCRIPTION

From the "Place Royale" we enter through the corner porticos via large green gates, passing the fresh water well. The front door opens into the L-shaped, tiled conservatory. A medium sized bedroom with shower and hand-basin occupies the niche of the "L". To the right, a corridor leads to the side street entrance. Just inside the side door is a trap door leading down to a well maintained, custom built, wine cellar for approx. two hundred bottles. Welcome to France!

Back in the conservatory, iron stairs lead up to the master bedroom with bathroom suite. This bedroom looks out over the conservatory roof towards the "Place Royale".

Returning down the stairs, of the right we enter the former coach house. Here we find the living area with an open-plan kitchen. A large picture window now occupies the former coach house doorway. A glassed door leads out into the white-goods corridor which also has WC with basin. To the left a door opens onto the covered part of the terrace and the rear garden and to the right, another door returns back into the conservatory.

From the coach house wooden stairs lead up to the loft-style library which could also be converted into guest bedroom or lounge. Here we also find the third bedroom with en-suite. Windows to the side and rear overlook the mature gardens.

The outside area is secluded and well protected by brick and stone walls and high fences and offers space for a medium...