

Two houses and two swimming pools! With seven bedrooms and long distance views, and 1.5 acres, come and look!



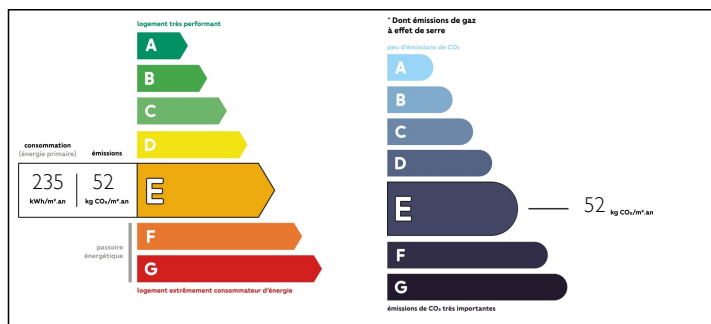
## INFORMATION

Town:	Tonneins
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	200 m2
Plot Size:	6110 m2

## IN BRIEF

Old stone house with 5 bedrooms, 2 reception rooms, a rose garden, a veg garden and fruit trees and large private swimming pool with a completely separate house with 2 bedrooms and its very own private brand new swimming pool and wood decked terraces!

## 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.



## LOCAL TAXES

Taxe foncière: 1670 EUR

## NOTES

## DESCRIPTION

### MAIN HOUSE:

Entrance hall with brand new front door, newly fitted kitchen with breakfast area, and door to gardens, separate dining room with new white 13kw pellet burning stove, séjour with large fireplace with new wood burner, large utility room and summer kitchen and pantry, beautiful salon with exposed beams, windows to 3 sides, and doors to private balcony terrace, office space, downstairs WC and washbasin. Downstairs bedroom or office space. Upstairs with marble steps with wrought iron balustrades, to 4 further good sized bedrooms with wood parquet floors, one with en suite, also separate bathroom, and shower rooms with WCs.. Outside private parking, large rose gardens, vegetable garden and fruit orchard with very large lawned space.

Across the yard to the SECOND HOUSE with private driveway and parking, accommodation on first floor with entrance hall, fitted kitchen/diner/living room, 2 bedrooms, shower room and WC. Huge under house store and garaging. New decked terraces and private swimming pool and garden.

OUTSIDE: Both houses have private parking, separate gardens and electric and water meters, the gardens are well stocked with some lovely flowering shrubs and fruit trees. There is a well.

Situated in a small hamlet near to TONNEINS, a market town on the Garonne river with all facilities and a railway station connecting BORDEAUX and TOULOUSE. with International airports and BERGERAC at 1 hour away.

-----

Information about risks to which this property is exposed is available on the Géorisques website :...