

Exquisitely renovated stone property with large garden and swimming pool situated in a charming village

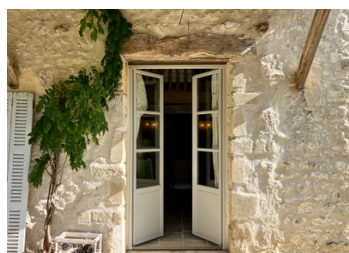


INFORMATION

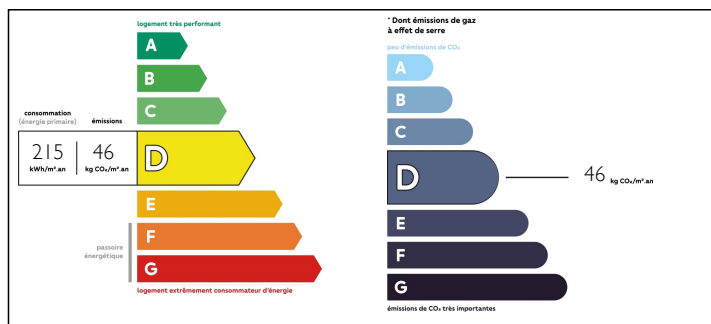
Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	270 m2
Plot Size:	6176 m2

IN BRIEF

Elegant stone property which has been greatly enhanced by recent renovations, offering spacious accommodation within walking distance of the local restaurant and shop. Ideally situated between Eymet (13km) and Duras (12km) with Bergerac and its airport only 26km away. Local attractions include the prestigious Golf course and Spa 'Chateau des Vigiers'. Further benefitting from a large established garden and swimming pool with large covered terrace.

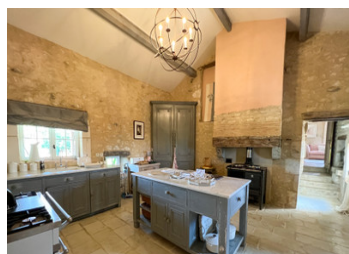


ENERGY - DPE



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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: 1900 EUR

NOTES

DESCRIPTION

This fabulous property situated in the heart of a lively village with restaurant and convenience store benefits from oil central heating, double glazing and has been renovated using the most exquisite materials. Each room is a dream!

Entrance Hall (13.82 m²) dual aspect, with exposed stone wall and beams, stone floor, beautiful antique painted panelling

Formal Sitting Room (40.32 m²) Newly laid stone floor, wood burning stove, exposed stone wall and beams. Glazed door to garden.

Dining Room (27.49 m²) with the original terra cotta floor, wood burning stove, exposed stone and beams

Office (8.84 m²) with French doors and wood burning stove

Inner Lobby (5.56 m²) with exposed stone and original stone sink.

Shower Room (11.11 m²) double height ceiling, exposed beams and stone, shower, toilet and handbasin.

Kitchen (28.53 m²)

Breakfast Room, sitting room (32 m²) with French doors to covered terrace, garden and swimming pool. Exposed stone and beams.

Bespoke wooden staircase up to mezzanine bedroom.

Bedroom 1 (20.25 m²) beautiful large bedroom on the mezzanine.

Inner Lobby (5.27 m²) with stairs up to bedroom 4

Toilet (3.18 m²) with handbasin

Snug, TV Room (24 m²) tiled floor, exposed stone and beams

Large Wetroom (14.44 m²) with shower, toilet, handbasin

Bedroom 2 (12.19 m²) with terra cotta tiles, exposed stone and beams

Bedroom 3 (16.31 m²) with painted floor boards, exposed stone

Bedroom 4 (9.20 m²) up a flight of stairs

Boiler Room (14.84 m²) with oil tank and boiler

Outside