

Beautiful summer/holiday home with garden and swimming pool in peaceful location.

EXCLUSIVE



INFORMATION

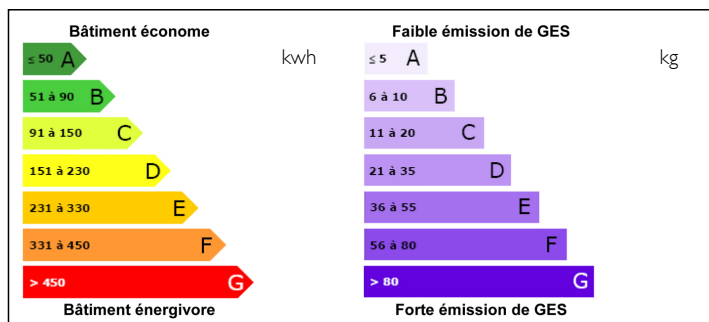
Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	2233 m2

IN BRIEF

Ideally situated at the end of a small country lane this holiday home has 5 bedrooms, 2 shower rooms, a magnificent living room and a wealth of beams and exposed stone throughout. It is divided into 2 parts - one with the living room/kitchen and 2 bedrooms and the other with the 3 bedrooms and a shower room. With a few modifications you could create a separate gite. Exquisite 360 views over the rolling fields a fenced swimming pool and a large covered terrace. Loubes Bernac is 4km, Eymet / Duras 13km and Bergerac airport 34km



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: 1143 EUR

Taxe habitation: 1281 EUR

NOTES

DESCRIPTION

This charming stone house has been a family holiday home since the 70s. You can see that it has been lovingly restored and transformed over the years. The modernisation included the roof in 2014, electrics and new shower rooms in 2018. A large, covered terrace adorns the front of the house from which to enjoy the long summer evenings and the beautiful sunsets.

Bursting with character and original features the accommodation comprises

Main House/ renovated barn accommodation (143.87 m²)

Living Room (89.29 m²)— magnificent room with full height cathedral ceiling exposed stone and beams, open fireplace and mezzanine above

Kitchen (17.49 m²)

Bedroom 1 (17.26 m²)

Shower Room (6 m²) with walk in shower, toilet, handbasin

Bedroom 2 (13.83 m²)

Annexe – the original farm dwelling now renovated (77 m²)

Bedroom 3 (40.50 m²) fireplace, exposed stone and beams, stone sink

Shower Room (10.25 m²) with walk in shower, toilet and handbasin

Bedroom 4 (12.05 m²) with stairs leading up to the first floor

Bedroom 5 (13.37 m²)

Attic/storage space

OUTSIDE

Land of circa 2233 m², open onto the fields, a few mature trees

Swimming pool, salt filtration and fenced

Information about risks to which this property is