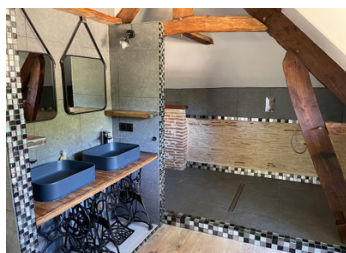


Stone house with gites, pool, barns and land restored to the highest level



INFORMATION

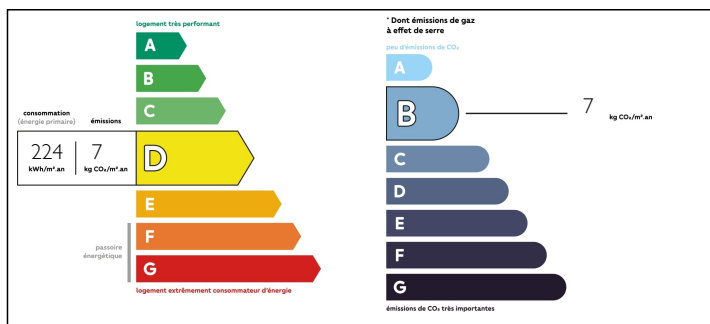
Town:	Puy-l'Évêque
Department:	Lot
Bed:	4
Bath:	5
Floor:	282 m2
Plot Size:	22053 m2



IN BRIEF

This house has been superbly restored with the best materials available. The result is an ideal mix where modern elements provide comfort and emphasise all the original features such as the stone walls and oak beams. The main house had three large double bedrooms, all with adjacent bathrooms, a light and spacious reception room and adjacent kitchen. A gite below has a large double bedroom with bathroom, large reception room and kitchen. The outdoor spaces flow around the property with several covered dining areas, an outdoor kitchen, large swimming pool and a barn with kitchen which could easily be converted to a gite with permissions. The fields around the property have several barns which could be used for equestrian purposes. This property has to be seen to appreciate the level of comfort and the charm it offers.

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.



DESCRIPTION

The main house is accessed from a charming dining terrace overlooking the fields beyond.

Entering the light and spacious main reception room (6.3m x 5.5m) with travertine floors and wood burning stove, the adjacent kitchen (3.0m x 2.9m) has high-end units, fixtures and worktop.

The ground floor has a large double bedroom (4.6m x 5.6m) and adjacent bathroom (4.5m x 3.3m).

Upstairs, the charm of the original oak beams has been enhanced by the sensitive restoration of the spaces. There is a large double bedroom/dressing room (5.1m x 6m) and an adjacent bathroom (4.0m x 2.5m). A further double bedroom (4.8m x 3.7m) and adjacent bathroom (3.0m x 2.9m).

The outdoor spaces that flow around the house include several outdoor dining spaces including one large covered summer kitchen with adjacent shower room and toilet (2.7m x 2.7m). A large pool (10m x 5m) with pool deck and shower has an adjacent room with kitchen and dining space (8.8m x 4.3m).

Below the main house there is a gite finished to the highest standard including travertine floor and wood burning stove in the main reception room (6.3m x 5.3m) with adjacent kitchen (2.7m x 1.7m). A large double bedroom (5.3m x 4.5m) has an adjacent bathroom (2.5m x 2.1m).

There are several outdoor covered spaces used for garages, wood stores and barns. The total land area of over 2 Hectares includes fields that could be given over to equestrian use.

Information about risks to which this property is exposed is...

LOCAL TAXES

Taxe foncière: **3188 EUR**

NOTES