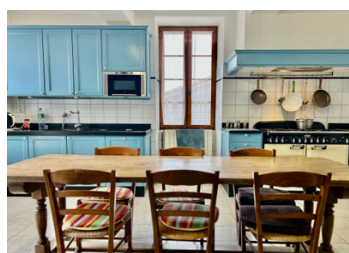


Magnificent 320 m2 stone property with swimming pool and panoramic views for sale near Montpezat.



## INFORMATION

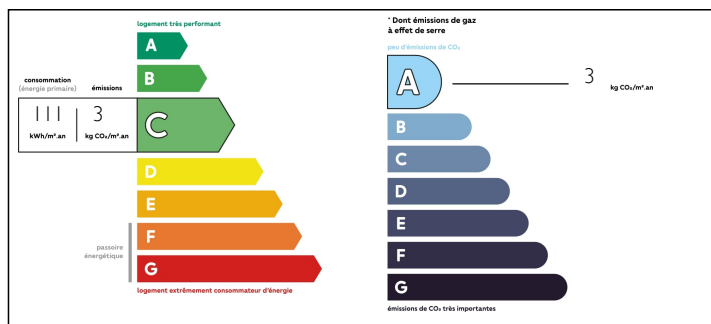
Town:	Saint-Sardos
Department:	Lot-et-Garonne
Bed:	6
Bath:	3
Floor:	320 m2
Plot Size:	51487 m2



## IN BRIEF

This superb property comprises a large dwelling house of 320m2, a dovecote that can accommodate friends and family, a stone barn of more than 200m2, a bakehouse with old-fashioned oven and outdoor kitchen, an enclosed garage, several storage areas, covered terraces and a swimming pool with poolhouse and sauna, in wooded grounds of just over 5 hectares. A beautiful property in a peaceful location 19 km from Agen, the capital of Lot-et-Garonne, and just a few minutes from the village shops and amenities.

## 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: 2300 EUR**

**Taxe habitation: 1500 EUR**

## NOTES

## DESCRIPTION

The main house of 320m2 comprises:

On the ground floor, a large living room with open stone fireplace and very high ceilings, a dining room with open stone fireplace, a fully equipped professional kitchen (Falcon cooker, two fridges, built-in microwave), a storeroom, a laundry/boiler room and two WCs.

A beautiful wooden staircase leads up to the first floor:

Two beautiful bedrooms, a bathroom with shower, bath and washbasin and a WC.

The second wooden staircase leads to the third floor, which has three good bedrooms, a bathroom with shower, bath and wash-hand basin, a WC and a room used as a storage area.

The dovecote is separate from the main house, is built entirely of stone and has a cellar. On the ground floor there is a fitted kitchen and a small lounge area, on the first floor there is a bathroom with bath, washbasin and WC as well as a bedroom, and on the third floor there is a bedroom.

The pigeonier has a private covered terrace overlooking the rear of the property, which means that if it is rented out, it does not overlook the rest of the buildings.

The barn is made entirely of stone and spans more than 200 m2. It is currently used as a storage area, but could be completely converted into other living space.

Adjoining the barn is the swimming pool area, where the machinery is located, as well as the sauna and a garage with space for one vehicle.

A former stone bakehouse with...