

Exquisitely finished stone house in spectacular location. Swimming pool. Large garden.



INFORMATION

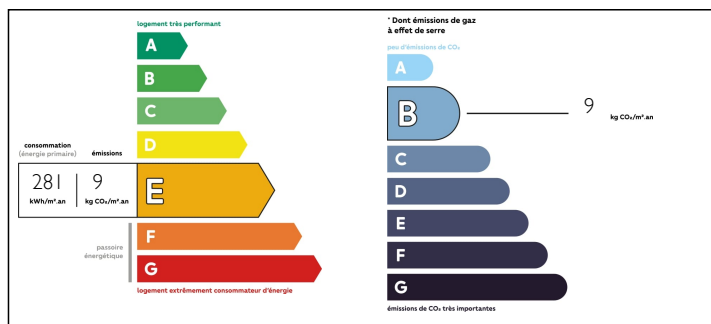
Town:	Villereal
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	8787 m2

IN BRIEF

This magnificent home is the one you've been dreaming about. In a very sought-after location, literally seven minutes from Villereal, this property has to be seen to be believed. Fully renovated to the highest standards, with everything having been extremely sympathetically done to ensure keeping with the character of this gorgeous "maison en pierre."

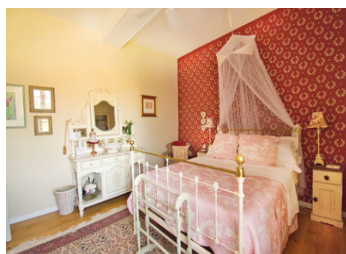


ENERGY - DPE



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: 1340 EUR

NOTES

DESCRIPTION

This house is absolutely perfect, there is literally nothing that needs doing, just move in and start enjoying your new home.

The roof was fully renovated in 2014 and new gutters have also been installed.

The downstairs has been fully renovated, magnificent floors have been laid with underfloor heating. The ground floor was properly damp-proofed during the renovations.

This house comprises, on the ground floor:
an entrance hall
a vestibule
a beautifully appointed study
the fitted kitchen of your dreams, including an island with electrics built-in
an elegant staircase leading to the first floor
a utility room, and
a guest WC.

On the first floor:
an entrance hall
two lounges,
three bedrooms, one with a bathroom en suite with a shower over the bath,
a separate shower room,
a terrace, and
an attic.

Outside, in a wonderfully secluded part of the garden, there is a heated, chlorine swimming pool with a brand new pump system, cloakroom and shower room with a gas heated shower.

There is a small pond/water feature, which just adds to the ambiance.

There is a potager, a green house and a potting shed, a hen-house, and a boule court. Lots of different fruit trees and a garden that just lends itself to enjoying the superb weather that we have in this