

This large family home and working stables with gite, only minutes walk from the river Lot between Clairac and Castelmoron, is surrounded by countryside yet only 40mins...



INFORMATION

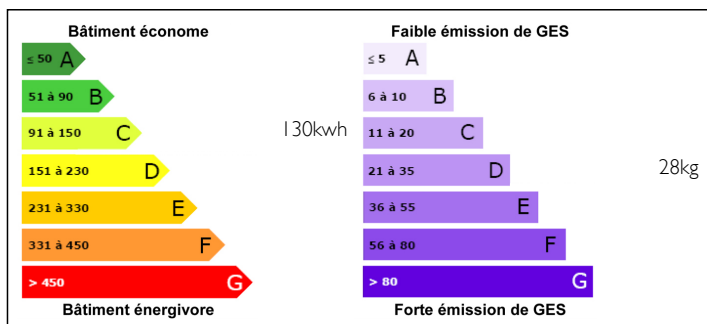
Town:	CLAIRAC
Department:	Lot et Garonne
Bed:	8
Bath:	4
Floor:	216 m2
Plot Size:	17911 m2



IN BRIEF

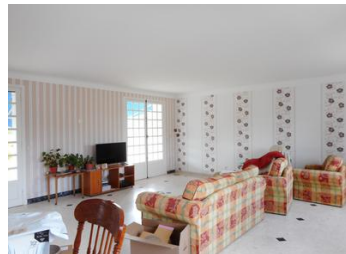
This is a fantastic opportunity for a family to have a comfortable 6 bed/4 bath family home, 2 bedroom gite and a 7 box stable and tack room all close to the river Garonne, with a large courtyard parking area. Would make a great B & B too.

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 a solidly built 6 bedroom home which is light and airy and needs to be seen as the outside does not do it justice -

Entrance Hall 6m x 3.4m

WC 0.9m x 2.73m

Study/office/6th bedroom 3.7m x 2.8m

Salon 7.2m x 6m

1st floor - all the bedrooms are accessed down a long light filled corridor with views overlooking the grounds.

Bedroom 1 & 2 both with ensuite shower room and fitted wardrobe. 5.2m x 3.5m

Bedroom 3 with fitted wardrobe 5.2m x 3.5m

Bedroom 4 with ensuite shower room and fitted wardrobe 5.2m x 3.4m

Bedroom 5 is the master with large spacious ensuite showerroom 2.7m x 2m and fitted wardrobes 4.1m x 3.8m.

WC 1.1m x 1.99m

Comfort - oil fired central heating with original cast iron radiators.

This property has everything you could want for the family, extended family or rental with its 2 bedroom gite.

Kitchen/Diner 5m x 6.9m

Salon 3.3m x 5.3m

Showerroom 2m x 1.78m

WC 2.9m x 1.1m

Bedroom 1 3.9m x 2.6m

connecting through to

Bedroom 2 2.7m x 3.9m

Barn attached to gite 5.4m x 5m

This is a great equestrian property and has a great set up with the 7 boxes with rubber matting under the straw, tack room and surrounded by wild boar field strength acacia fencing.

Stables + tack room 13.2m x 19.64m

Shed for mower 5,2m x 2.6m

NOTES