

Fabulous restored Hunting Lodge, perfect tranquillity, open views, large attached barn and parkland.



## INFORMATION

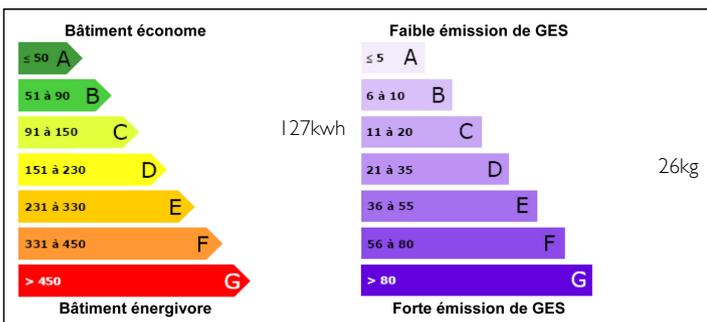
Town:	Labretonie
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	6649 m2



## IN BRIEF

Former 16th Century Hunting lodge restored with superb taste, in an elevated position enjoying panoramic views over the rolling countryside of the Lot et Garonne. Light, spacious rooms, high ceilings, bursting with character features, with a large attached barn to develop. Peaceful location just outside the village of Labretonie. 50 minutes by car to Bergerac Airport

## 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

As you pull into the driveway, first glance at this property has the 'Wow!' factor- secluded, in an elevated position, surrounded by its own land and the views are just superb. Beautifully renovated over the last 10 years, retaining all the wonderful character, you can feel the history. The spacious salon is flooded with sunlight through the large windows and your eyes are drawn to the gorgeous traditional fireplace . The whole property gives a feeling of calm and light, it is a very comfortable home. The attached barn with original bread oven and beautiful stone offers huge scope to develop your own projects. The large covered terrace overlooks the pretty gardens with pond and fruit trees. Not isolated, near to the village of Labretonie and 7 minutes drive from the nearest village with commerce of Saint Barthelemy D'agenais, with a bar bistro, Restaurant, tab-ac, hairdressers and Garage villages, Miramont de Guyenne : 17mins with its colourful weekly market and supermarkets, and general facilities. Villeneuve sur Lot : 40mins. Bordeaux : 1 hour 30mins. Agen: 1 hour

The property (200m<sup>2</sup> habitable) comprises :  
Groundfloor:Lounge: (63m<sup>2</sup>)with traditional fireplace, logburner; Fully-fitted kitchen(10m<sup>2</sup>); Utility room, separate W.C. Bedroom 1(21m<sup>2</sup>);Connected to Bedroom 2:(22m<sup>2</sup>)Storeroom: door to garden , potential to convert to en suite bathroom.

1st Floor: Bedroom3(16m<sup>2</sup>); used as office; Bathroom ( 8m<sup>2</sup>) bath, shower, twin hand basins. Bedroom4(30m<sup>2</sup>); tiled floor, Juliet balcony lovely views. Ensuite Shower room, shower, handbasin, W.C;

Attached Barn ( 150m<sup>2</sup>) Earth floor, restored bread oven, stone...

## LOCAL TAXES

Taxe foncière: **576 EUR**

## NOTES