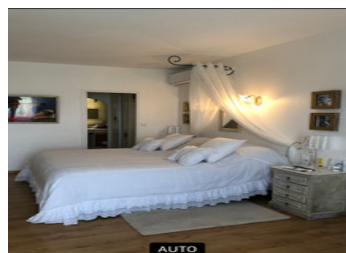
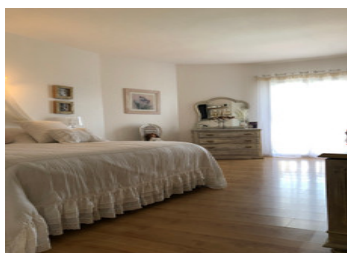


Modern, architect designed villa in mature garden with large pool + incredible views -



INFORMATION

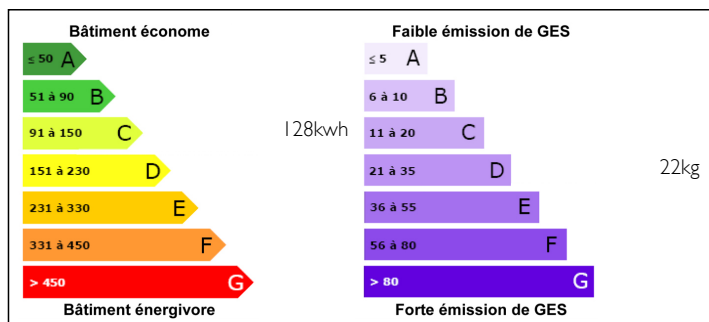
Town:	Pujols
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	203 m2
Plot Size:	2985 m2



IN BRIEF

Architect designed villa in mediterranean style with astonishingly far reaching views towards the Dordogne.... The entry hall leads to a light-filled, open plan kitchen, living room and den with large glass sliding doors opening onto the terrace and its incredible views. Towards the other side of the house there are three double bedrooms of which one with a separate entry and a large bathroom with separate shower stall and double sinks. Finally, a sumptuous master suite with shower room and built-in wardrobes, reversible climate control and a glass door leading onto the terrace. On the lower level there is a 50 m2 studio apartment with a large window and its own separate entrance, a fitted summer kitchen and a 3 car garage. The grounds of 2985 m2 with an entry and driveway entirely done in granite pavers, is beautifully landscaped and complemented by a large pool with jacuzzi and a large...

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.



NOTES

DESCRIPTION

In total privacy on the hills between Pujols and Villeneuve-sur-Lot, this villa is in a privileged position. It's generous size, the light streaming in through the large windows and the impeccable state it is in combined with all modern comforts offers you the best of both worlds: living in the country while at the same time being just a few minutes away from the center of a lively bastide town with all amenities.

Take a 15 minute walk along quiet little country lanes to arrive in the beautiful medieval village of Pujols, drive to the centre of Villeneuve-sur-Lot with all commerce in less than 5 minutes or to the train station in Agen at less than 30 minutes to take the TGV to Bordeaux or Paris...

Entry Hall 13.00 m²

Open plan Living room and Salon 48.33 m²

Kitchen 16.71 m²

Study 13.24 m²

Bedroom 1 12.00 m²

Bedroom 2 12.00 m²

Bathroom 1 1.49 m²

Master Bedroom 22.65 m²

Bathroom 5.46 m²

Dressing and storage 29.52 m²

Garage 133,18 m²

Terrace (open) 35.02 m²

Terrace (covered) 3.67 m²

Pool 12 x 6 m

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>