

***Under Offer* *Drone footage available* Absolutely gorgeous, two houses, peaceful views, four stables.**



INFORMATION

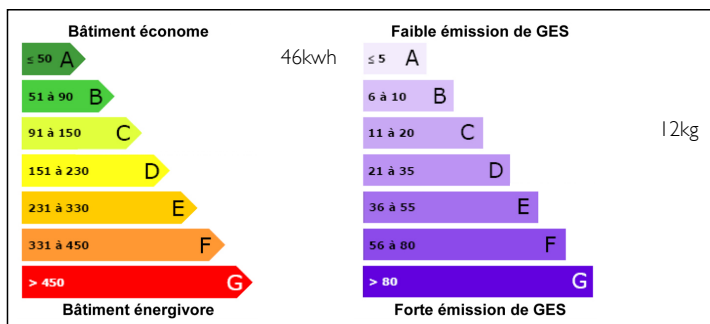
Town:	Laparade
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	274 m2
Plot Size:	131347 m2

IN BRIEF

In a preserved environment, set of two dwellings, a barn with stables, two pieces of water with spring and 13 hectares of land.

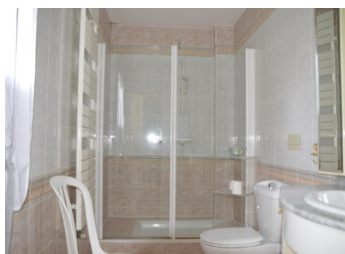
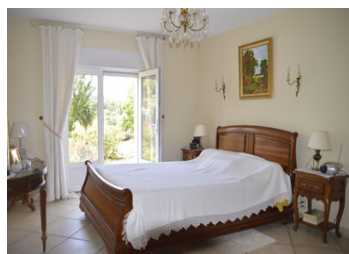


ENERGY - DPE



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

Outstanding property only 20 minutes from Villeneuve sur Lot and 6 minutes from Castelmoron sur Lot. This is a renovated stone house and a contemporary house in excellent condition with no work required. These finishes are to the highest standard - it is absolutely gorgeous

There is a barn with four horse boxes, a workshop, garage, swimming pool, garden with a hundred different species, and two ponds.

The horses wander around happily in the most wonderful fields surrounding the property. Not a sound to be heard, other than the birds

This is an absolute must see.

A maison en pierre with living room 46.5 m², lounge 20.26 m², kitchen 16 m², laundry room, two bedrooms 16.5 m² and 15.6 m², a shower room, a study on the first floor.

A contemporary house with living room 42 m², one bedroom of 19.6 m² with an ensuite shower room and toilet, second bedroom of 15.66 m² with an ensuite shower room and toilet, and third bedroom on the first floor with a dressing room.

Several terraces, a gorgeous chlorine swimming pool 12m x 6m.

Gas central heating.

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

NOTES