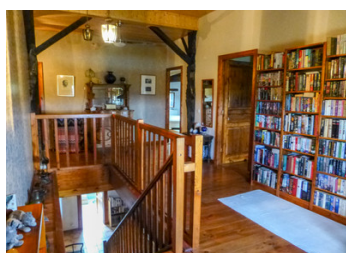


An elegant country house with panoramic views and swimming pool just 5 mins from the nearest bastide town.



INFORMATION

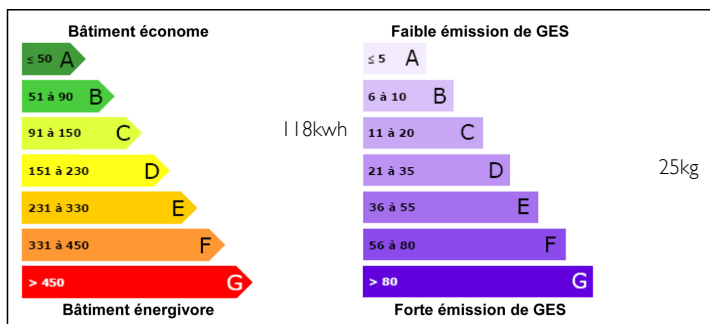
Town:	Puysserampion
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	270 m2
Plot Size:	8299 m2



IN BRIEF

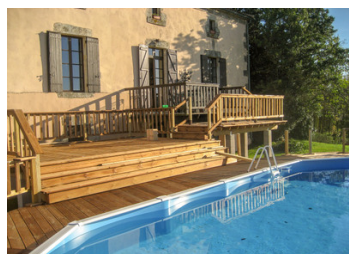
This exceptional property has been beautifully renovated by the current owners to create a grand country home with imposing and elegantly proportioned rooms. High ceilings and large windows give it light and character. 4 large bedrooms, 3 bathrooms, 3 reception rooms, beautiful wooden and tiled floors. A cellar runs the length of the house. All the hard work has already been done for you! The electrics have been entirely redone, oil central heating installed. There is double glazing in all the rooms. There is a recently installed swimming pool. An attached huge stone barn could easily be converted into further accommodation. Delightfully situated along a small country lane, with uninterrupted views of the surrounding open countryside with a large balcony from which to admire your surroundings! Bergerac airport is 30 mins away. The A62 Bordeaux-Toulouse motorway, and large railways station with fast trains to Bordeaux can be reached in Marmande 19km...

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: 500 EUR

NOTES

DESCRIPTION

This imposing property is situated along a private country road, ensuring peaceful surroundings. Beautifully renovated, the house comprises

GROUND FLOOR

- Entrance Hall 26M² - large entrance with beautiful fireplace, currently used as both an entrance and a sitting room/snug, tiled floor
- Kitchen 26M² - fitted with bespoke units and fully equipped, tiled floor and large window overlooking the garden and the views, chimney with large wood burning stove
- Corridor – Office area 22 M² Large double doors opening onto the balcony/terrace
- Dining room 26M² - a very elegant and formal room with double aspect windows, wooden floor, large fireplace
- Lounge 25.6M² - large fireplace
- Shower room / cloakroom 4.4 M² - completely tiled, shower, hand-basin and WC
- Utility room 8.8 M²

FIRST FLOOR

Wooden staircase leading to first floor accommodation, with beamed ceilings and beautiful wooden flooring in all the rooms

- Landing / reading room 22 M² beamed ceiling and wooden floors
- Bedroom 1 - 25 M²
- Bedroom 2 – 25 M² (with ensuite)
- Ensuite bathroom - 10 M² with double hand-basin, shower, corner bathtub and WC
- Bedroom 3 – 16 M²
- Bathroom 8.27 M² with shower, bath, hand-basin and WC
- Bedroom 4 – 20.50 M²

OUTSIDE

- Large stone barn (attached) 145 M² with direct access to the house (both first and ground floor)
- Cellar running under the length of the house
- Large garden, some of which is fenced, fruit trees and a well