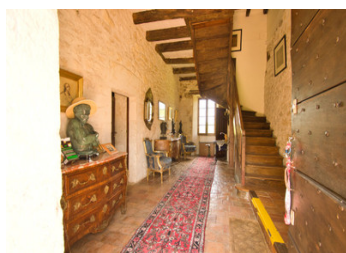


**\*Under Offer\* Beautiful Perigourdine with gîte**



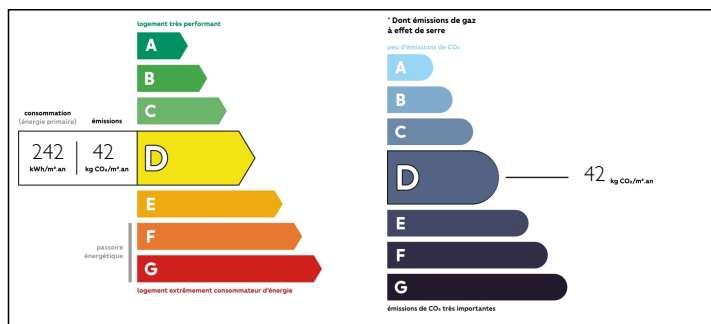
## INFORMATION

Town:	Saint-Eutrope-de-Born
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	322 m2
Plot Size:	41863 m2

## IN BRIEF

This is a gorgeous property nestling in a very peaceful environment, with lots of accommodation, glorious volumes and character galore ! A main house, a gite, a barn, a small outbuilding and a swimming pool. And as if that wasn't enough there is also a fishing lake ! Super close to Villereal and Monflanquin, in the heart of the most beautiful area.

## 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: 2299 EUR**

## NOTES

## DESCRIPTION

This home is situated in a tranquil setting between the two bastides of Villeréal and Monflanquin - both listed amongst the most beautiful villages in France.

It is just 35 minutes from Bergerac with its international airport and train station.

If you need to use other airports, it is only 2 hours from Bordeaux and 2 hours from Toulouse.

This property oozes character and has many fine, original features.

On the ground floor there is a large entrance hall, two elegant living rooms, a kitchen and an enormous master bedroom with bathroom.

Upstairs there are a further three bedrooms (one with en-suite bathroom), a shower room and separate WC.

The gite is also lovely and consists of an open plan kitchen/living room with a mezzanine bedroom and a separate bathroom.

There is incredible potential to develop a large stone barn of over 200m<sup>2</sup>, it could be the most glorious summer kitchen, also a swimming pool and a small outbuilding of 25m<sup>2</sup>.

The property sits on more than 4 hectares of meadows and gardens.

There is a beautiful lake which provides the owners with an opportunity to fish.

There is oil fired underfloor heating, some electric heating and wood burning stoves for extra comfort.

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