

Stunning location for this property with main house, 2 gîtes, 2 pools and dominating views, close to amenities



## INFORMATION

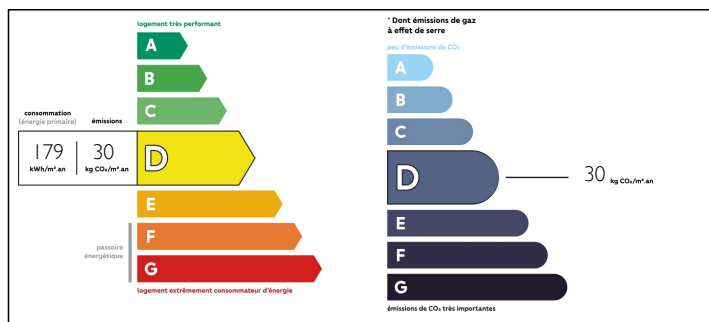
Town:	Fumel
Department:	Lot-et-Garonne
Bed:	10
Bath:	4
Floor:	412 m2
Plot Size:	80436 m2



## IN BRIEF

As soon as you enter the grounds, you know that you have found something special. The stone buildings invite you to explore them, the swimming pools tempt you to walk around. And once you do, you will be amazed by the stunning views. This quality stone property has been updated by the current owner and now offers comfortable and light accommodation in both the main house and the two gîtes. This is a great opportunity if you are looking for a comfortable home with revenue generating opportunities, or simply a large family property, for 2 or 3 families to share.

## 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: **4900 EUR**

## NOTES

## DESCRIPTION

MAIN HOUSE :

GROUND FLOOR :

Veranda (12,65 m<sup>2</sup>)

Studio/office/spare bedroom (12,25 m<sup>2</sup>)

Living room (60 m<sup>2</sup>) with fireplace and wood burner

Kitchen (15,65 m<sup>2</sup>) fully fitted kitchen, travertin flooring, old stone sink, leading to :

Dining room (22 m<sup>2</sup>) with wood burner, access to back terrace with views

Utility area (6,25 m<sup>2</sup>)

Bedroom 1 (20,5 m<sup>2</sup>) travertin flooring, fireplace, independant exterior access, en suite bathroom (10,95 m<sup>2</sup>) with wash basin, bath, shower and WC (2,7 m<sup>2</sup>)

FIRST FLOOR :

Open landing space/bedroom 2 (26,90 m<sup>2</sup>)

WC (1,75 m<sup>2</sup>)

Bedroom 3 (17 m<sup>2</sup>) wood flooring, dressing (6 m<sup>2</sup>), hallway (4,85 m<sup>2</sup>) to en suite (4,7 m<sup>2</sup>) with wash basin and shower

GITE 1 :

Living area (12,8 m<sup>2</sup>)

Bedroom 1 (17,55 m<sup>2</sup>) with en suite WC (1,75 m<sup>2</sup>) with wash basin

Hallway (14,5 m<sup>2</sup>)

Bedroom 2 (14,60 m<sup>2</sup>)

Kitchen (15,20 m<sup>2</sup>) with door to private terrace

Bedroom 3 (16,35 m<sup>2</sup>)

Laundry room (4,65 m<sup>2</sup>)

Bathroom (10 m<sup>2</sup>) with double wash basin, shower, bath, built-in storage

WC (2,4 m<sup>2</sup>) with wash basin

Between gite 1 and gite 2 is a workshop (10 m<sup>2</sup>) with exterior door, the boilerroom (10 m<sup>2</sup>) with central heating boiler and a store room (13,6 m<sup>2</sup>) with the fioul tank

GITE 2 :

Open-plan kitchen/dining room/living room (34 m<sup>2</sup>) with fully fitted kitchen, pellet burner, exterior door to private terrace and pool, stunning views through