

Interesting stone-built character house with 4 fully equipped gites, swimming pool, garage and games room.



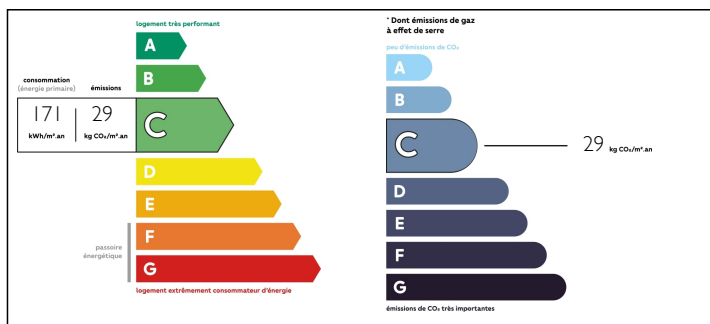
## INFORMATION

Town:	Baleysagues
Department:	Lot-et-Garonne
Bed:	15
Bath:	7
Floor:	450 m2
Plot Size:	5091 m2

## IN BRIEF

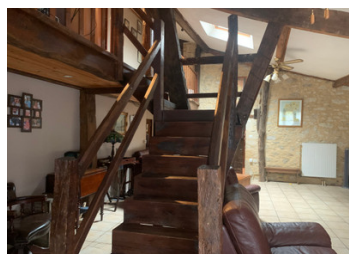
Situated in a tranquil countryside location, close to Duras and set on a plot of 5019 m<sup>2</sup> with beautiful views over the surrounding countryside, a carefully restored stone house offering light and spacious living accommodation. There is an entrance hall with office and a large American style kitchen leading to the utility room and bathroom. It boasts a 50m<sup>2</sup> sitting room and a further large room of some 33m<sup>2</sup> which is currently being used as a bedroom. Upstairs there are a further 2/3 bedrooms, a bathroom, and an office, A pretty covered terrace overlooks the garden, and there is a private, fenced swimming pool. The house further benefits from a double garage and games room and is situated a few minutes' drive from Duras. Attached to the house and accessible via their own separate entrances are 4 fully equipped gites with log burners and/or central heating...

## ENERGY - DPE



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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: 2240 EUR

## NOTES

## DESCRIPTION

The house

Established on two floors and benefitting from gas central heating log burning stoves, double glazing throughout, solar photovoltaic panels and good internet.

There is a covered terrace looking over the garden and surrounding land and a swimming pool beyond. Entrance lobby leading to an office space American style Kitchen (24m<sup>2</sup>) which has been fully and tastefully modernised,

Utility Room with plumbing for a washing machine and a staircase leading to the 1st floor.

Bathroom with shower, handwash basin and lavatory Living Room – Dining Room (50 m<sup>2</sup>) Fireplace with wood burning stove, exposed stone wall and beams, patio doors opening onto the garden

Further room, 33m<sup>2</sup>, currently being used as a bedroom and with fireplace, tiled floor, exposed stone wall and beams,

First floor

A beautiful wooden staircase leads from the sitting room onto the galleried 1st floor where there is a corridor, with potential for an office space, leads to the bedrooms

Bedroom 1 (26.9 m<sup>2</sup>) with ensuite

Bedroom 2 (24.5 m<sup>2</sup>) with ensuite

Outside

DOUBLE GARAGE 6.3 X 8.1 = 51.1m<sup>2</sup>

Workshop / games room = 5.4 x 4.4 = 23.8

Stone outbuilding with lavatory, washing machine and boiler for use by the gites

Gravel driveway, easy to maintain garden and a water source

The Gites are being sold as a going concern and are joined to the house but only accessible via separate entrances.

Gite 1 - Garonne has a private outside terrasse, and inside, a fully equipped kitchen / dining room, with woodburner stove, leads through to a double bedroom

Upstairs is a double...