

Spacious and light family home on the outskirts of Eymet with separate studio and large garden.



INFORMATION

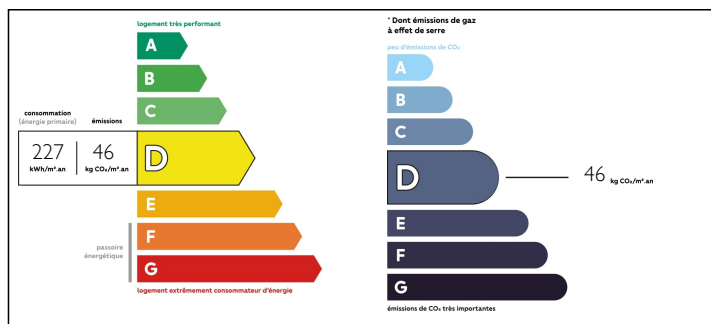
Town:	Agnac
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	200 m2
Plot Size:	7000 m2



IN BRIEF

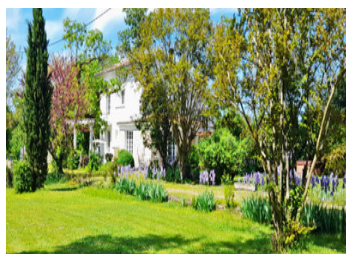
A spacious and bright beautifully maintained 5-bedroom house, with a separate studio with kitchenette and sunroom. The house benefits from central heating oil/wood a large 7000m² garden with mature trees, pond and above ground pool. This will make a very comfortable principal or second home only a few minutes from the popular bastide town of Eymet. Bergerac airport only 30 mins away

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.



NOTES

DESCRIPTION

The house (200 m²)

This elegant home benefits from double glazing and oil/or wood central heating, the accommodation comprises:

Entrance Hall (11.23 m²) with an elegant stone staircase (wrought iron balustrade) leading the upper floor.

Dining Room (13.30 m²)

Sitting Room (35.79 m²) French doors opening to garden

Kitchen (13.60 m²) with glazed doors leading to the garden

Boiler Room (8.69 m²)

Office/or Annexe Studio (20.89 m²) kitchen corner opening onto a sunroom

Sunroom (11.16 m²)

First Floor – Level 1

Landing (3.23 m²)

Shower Room (2.45 m²) with toilet, handbasin and shower

Bedroom 1 (6.82 m²) with ensuite

Ensuite (3.04 m²) with toilet, handbasin and shower

Bedroom 2 (13.63 m²) with fitted wardrobe

First Floor – Level 2

Landing (4.55 m²)

Bedroom 3 (13.23 m²) with fitted wardrobe and ensuite

Ensuite (2 m²) with shower, toilet and handbasin

Bedroom 4 (14.07 m²) French doors opening onto a balcony

Shower Room (3.19 m²) with toilet, handbasin and shower

Bedroom 5 (14.69 m²)

Outside (7000 m²)

Long gravelled driveway leads to the front of the house where there is room for numerous cars

Mature trees and shrubs as well as an orchard adorn the grounds.

There is also a pond and an above ground pool