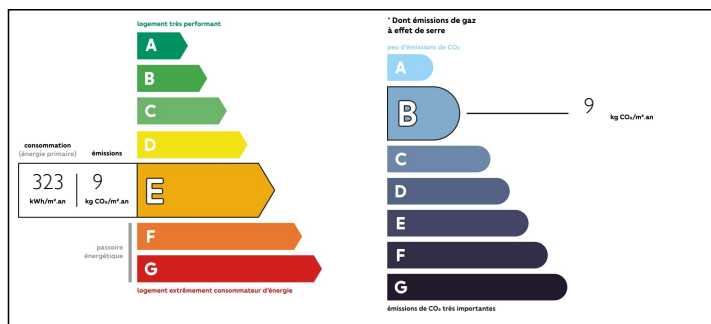


Beautiful stone built farmhouse with 6 bedrooms and 4 hectares – perfect rural retreat in the heart of Gascony

EXCLUSIVE



ENERGY - DPE



INFORMATION

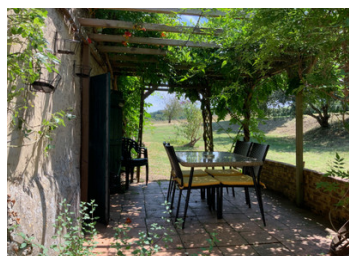
Town:	Saint-Pé-Saint-Simon
Department:	Lot-et-Garonne
Bed:	6
Bath:	4
Floor:	240 m2
Plot Size:	44337 m2

IN BRIEF

This exceptional former winemaking estate has a delightful and peaceful setting, nestling as it does on the slopes of a river valley on the fringes of the Lot et Garonne and the Gers. It has at least 6 bedrooms and could easily sleep more. There is plenty of room to grow and expand here with a variety of outbuildings once used for making wine that could be renovated to create further living space. The grounds are a real joy and completely private mainly set to meadow and woodland but with a variety of outdoor 'rooms' to enjoy the sunshine including a lovely terraced garden near the house. It would make an ideal holiday or family home with excellent holiday rental potential. Rare to market and in excellent condition throughout, this is a fabulous opportunity to capture the famous 'douceur de vivre' of southwest France. Viewing is highly recommended.

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: 700 EUR

NOTES

DESCRIPTION

There is a private driveway leading to the house from the quiet road between the two nearby communes of Sainte Maure and Saint-Pé-Saint-Simon.

There are two entrances to the property itself:

The main entrance opens onto a central hallway and gives access to all the ground floor rooms.

A door opposite leads to a spacious and fabulous archetypal French farmhouse kitchen (35m²) with a large feature fireplace, exposed beams, and original tiled floor.

There is a door leading outside from the kitchen. From the hallway, on the right, there is a large salon/living room (27.5m²) with a wood burning stove and steps to the wisteria-covered terrace at the rear of the property.

Towards the back of the hallway is Bedroom 1 (14m²) with views to the garden, and an en-suite bathroom (6m²). There is also a smaller room currently used as an office (8.5m²) with gorgeous green and white tiled flooring and this could easily be come a 7th bedroom.

There is also a separate downstairs WC.

Upstairs, there is an open hallway with large loft hatch.

There are four bedrooms in this area.

Bedroom 2: (19m²) is the master bedroom with its own balcony and en-suite shower room.

Bedroom 3: (18m²) has beautiful feature wallpaper.

Bedroom 4: (15m²) has a separate walk-in wardrobe (6.5m²).