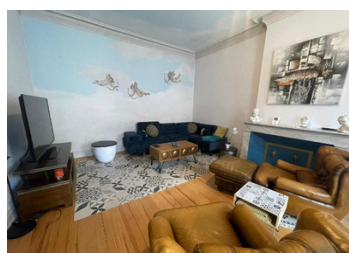


## Large Family Home In A Perfect Location



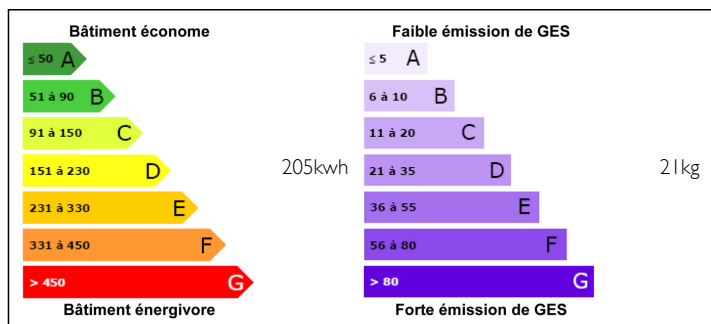
## INFORMATION

Town:	Nérac
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	250 m2
Plot Size:	398 m2

## IN BRIEF

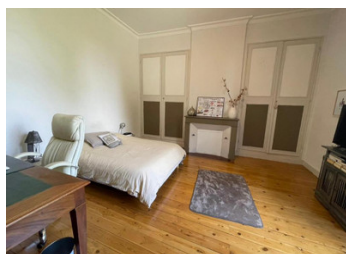
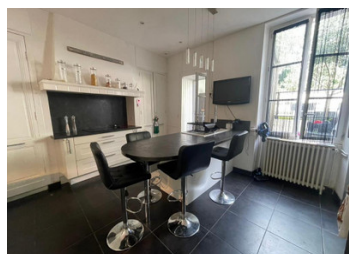
This property offers the best of both worlds, beauty of the old and the comfort of modern living. This old stone townhouse which was formerly a masters house (maison de maitre) has been renovated with lots of taste to suit modern living in a calm area whilst in the heart of a thriving town in the southwest of France. Situated in old Nerac with its sublime chateau, all amenities and everything you could need including a hospital. Lovely walks to be taken in the forest and the river Baise only a few minutes away. Lovely lively market on Saturday morning, restaurants bars and a golf course not far away. Lots and lots to do in this town. Only 20 minutes away from the motorway midway between Bordeaux and Toulouse, 30 minutes away from Agen and its fast train to Paris. This lovely old bright and airy townhouse will totally charm you, with its...

## 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.



## DESCRIPTION

Situated on a quiet road but only a few minutes from the heart of the town, this property has been renovated, offering living space of more than 220 sqm and an appartement over the garage that can be for when family and friends visit or can be used as a gite ( the present owners rent it out as air bnb in the summer)

The ground floor offers :

- A crossing entrance - 23 sqm
- A living room - 26 sqm
- Dinning room - 28 sqm
- Fully fitted kitchen - 19 sqm leading into a veranda 9 sqm
- Laundry room - 7 sqm
- Boiler room - 20 sqm
- Toilet with a wash bassin - 2 sqm
- Garage - 27 sqm

The first floors offers :

- Landing - 11 sqm
- Bedroom - 21 sqm with fitted cupboards
- Bedroom - 16 sqm with a dressing room 11 sqm
- Bedroom - 14 sqm with a shower room 4 sqm
- A games room - 11 sqm
- A bathroom with toilet - 9 sqm

Above the garage, it has been transformed into a one bedroom appartement 37 sqm that they rent out a air bnb sometimes.

- Living area - 12 sqm with fitted cupboards
- Fitted kitchen - 12 sqm
- Shower room with toilet - 3 sqm
- Bedroom - 10 sqm

The outside :

Lovely long and large terraces 2 in total.  
A swimming pool that is perfect for dipping on a hot summers day, 1 meter deep and seating all around -

## NOTES