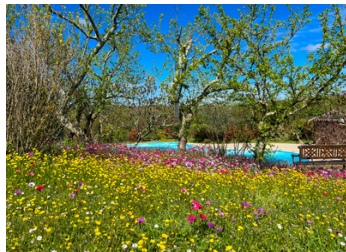


Luxurious country home with swimming pool and established gardens of 10,900 m

EXCLUSIVE



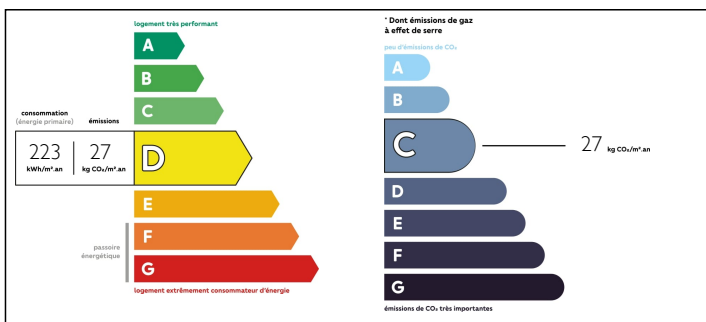
INFORMATION

Town:	Allemans-du-Dropt
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	10998 m2

IN BRIEF

With views of the gently undulating countryside and situated in a peaceful rural setting, this well-maintained property provides ample living space and is perfect for year-round entertaining! The accommodation includes four spacious bedrooms, an office, a sitting room, a snug/TV area on the mezzanine, and a dining room with fireplace and woodburning stove. The home features a double garage, a swimming pool, established gardens with fruit trees, and a large covered terrace overlooking the garden and the magnificent view. Only 3.7 km from the closest bastide/market town with all amenities and Eymet 13km, Marmande 21.5km and Bergerac 37km,

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: 1335 EUR

NOTES

DESCRIPTION

The property benefits from double glazing throughout and gas central heating.

Ground Floor

Entrance Hall - Tiled floor (8 m²)

Dining Room - (28.73m²) with tiled floor, fireplace/woodburning stove

Sitting Room (28.56m²) With underfloor heating, glazed door to covered terrace and garden, stairs up to mezzanine and first floor.

Kitchen - (22m²) with tiled floor and glazed door to the garden

Utility room with shower room (13.24m²) door to garden

Corridor to bedrooms (7m²)

Bedroom 1 - (14.10m²)

Jack and Jill Shower Room (3.84m²) with shower and handbasin

Bedroom 2 - (12m²)

WC with handbasin (1.38m²)

Games Room (21.17m²)

Boiler Room

First Floor

Mezzanine TV room / Snug (22.13m²)

Master Bedroom - (22.57m²) with dressing room storage in the eaves and ensuite

Ensuite bathroom - (13m²) bath, shower, heated towel rail, handbasin and wc

Office (11m²)

Bedroom 4 (12m²)

Outside

Swimming Pool (new liner in 2022) Salt filtration

Double Garage (42m²)

Fenced Vegetable plot

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>