

Old domaine with stone farmhouse, pigeonier and studio. Indoor pool, paddocks, and views over Lot valley.

EXCLUSIVE



INFORMATION

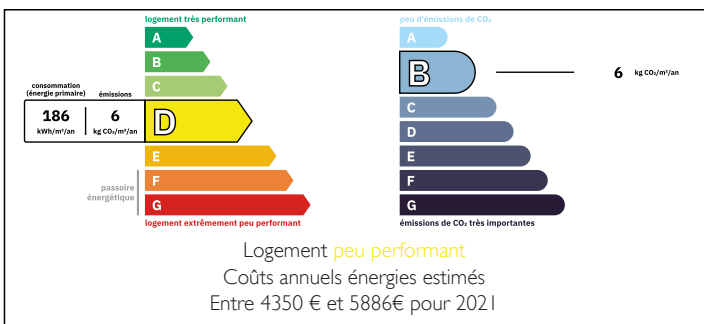
Town:	Le Temple-sur-Lot
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	441 m ²
Plot Size:	99189 m ²

IN BRIEF

This is an absolutely gorgeous home, well loved, well finished and well maintained. Simply move in !! Lots and lots of light, superb volumes and a feeling of French elegance and grand volumes.

This property offers so much!-

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

This old stone farmhouse comprises an entrance hall with artistic bespoke glazed front door, leading through to an enormous living area, converted from the barn, with lots and lots of light flowing into the rooms through ultra large windows. There is an indoor, heated swimming pool, large dining area, cosy sitting area onto terrace and office corner. Leading off to a large under cover terrace for al fresco dining. The modern large kitchen has new units, marble work tops, fitted appliances and a breakfast area. There is one large ground floor bedroom with private bathroom, and separate dressing room, and upstairs 3 further en suite bedrooms from a large landing with storage..

There is a fun installation of lights, above the indoor swimming pool, which create an illusion of a cosmic illumination.

The pool is equipped with "searchlights" which illuminate the water with prismatic changes of colour.

A separate Pigeonnier offers lounge, kitchen bedroom bathroom, so has income potential or an excellent office space..

There is a studio apartment in the main house, which also offers income potential of a flatlet area.

Gorgeous verandas and seating areas to take advantage of the different times of the day and indeed different times of the year. This home offers the best in terms of quality of life.

When the sellers commissioned the glass extension to the kitchen, they specified at an extra cost, self cleaning glass. The roof is double glazed with this type of glass. It eliminates the...

LOCAL TAXES

Taxe foncière: 840 EUR

NOTES