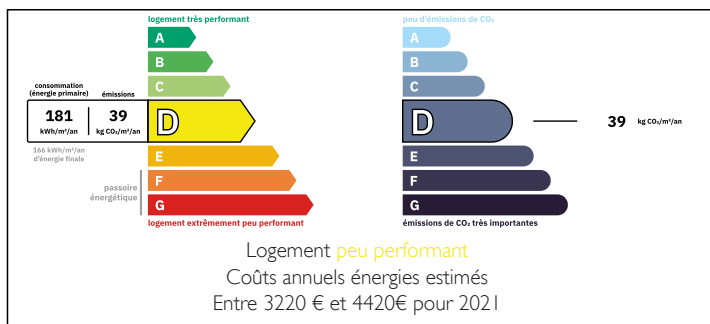


Luxurious family home with heated pool, panoramic vineyard views & exceptional entertainment spaces

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Vire-sur-Lot
Department:	Lot
Bed:	6
Bath:	4
Floor:	335 m2
Plot Size:	3783 m2

IN BRIEF

Overlooking organic vineyards and rolling countryside, this beautifully upgraded country home offers an exceptional lifestyle just minutes from the vibrant villages of Duravel, Puy-l'Évêque and Prayssac. Designed for comfortable family living and effortless entertaining, it features six bedrooms, generous reception rooms, a cathedral-style sitting room with fireplace, and a superb master suite with private terrace. Outside, enjoy three terraces, beautifully landscaped gardens and a heated 12 x 7 m saltwater pool with uninterrupted views. The spectacular games room with professional Riley snooker table and sound system creates the ultimate entertainment space, while extensive basement areas offer further potential. Double glazing, central heating, air conditioning, fibre internet and quality finishes throughout ensure year-round comfort. A rare opportunity to enjoy elegant country living, surrounded by vineyards yet close to restaurants, amenities and the finest attractions of the Lot.

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: 1 100 EUR

NOTES

DESCRIPTION

This fabulous country home (built in 1982) has been quality upgraded and extended by its current owners. It now offers spacious living areas with stunning views over the vineyards and the surrounding countryside. It is the perfect blend of elegance with a touch of fun.

GROUND FLOOR:

Entrance hall (28,2 m2)

Bathroom (4 m2) with wash basin, shower and WC

Living room (33 m2) cathedral style, exposed stone walls, large windows overlooking the countryside, stunning fireplace with wood burner

Dining room (22,25 m2) with French doors opening to a covered terrace (22 m2) with beautiful views over the garden, the pool and the surrounding vineyards

Kitchen (15,5 m2) fully fitted, with exterior door to side terrace with views

Utility room (13,40 m2).

Hallway leading to :

Master bedroom (36,45 m2), featuring a private terrace (14,15 m2)

Bedroom 2 (13,65 m2)

Bedroom 3 (10,65 m2) currently used as an office

Bathroom (8,8 m2)

FIRST FLOOR:

Mezzanine (22,75 m2) currently used as a TV room with panoramic views, fully airconditioned

Bedroom 4 (10,25 m2)

Bedroom 5 (12 m2)

Bedroom 6 (15,85 m2)

Bathroom (6 m2)

WC (1,4 m2).

All the bedrooms have built-in wardrobes, and two of the bedrooms open up to a balcony with views !

GARDEN LEVEL:

Games room (68 m2) sophisticated games room, tailored for adults, featuring a cutting-edge sound system and a full-size professional snooker table from Riley.

Wine cellar (14 m2)

Bathroom (7,25 m2) with wash basin, shower and