

## Beautiful stone manor house with gîte and swimming pool

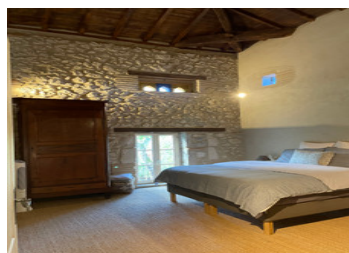
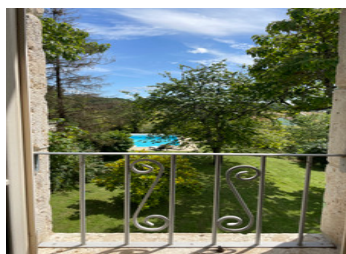


## INFORMATION

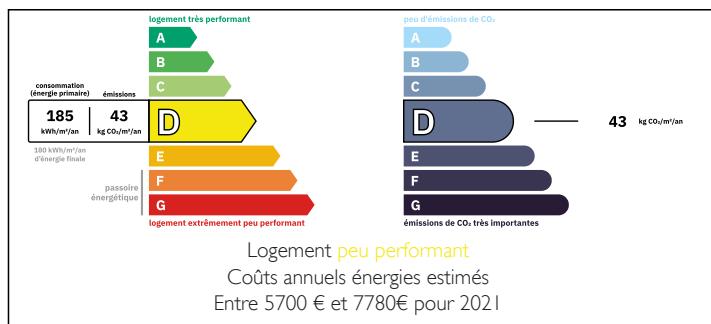
|             |                 |
|-------------|-----------------|
| Town:       | Buzet-sur-Baïse |
| Department: | Lot-et-Garonne  |
| Bed:        | 6               |
| Bath:       | 4               |
| Floor:      | 441 m2          |
| Plot Size:  | 3847 m2         |

## IN BRIEF

Large Maison de Maître with gîte and swimming pool overlooking the vineyards. Lovingly renovated with original features.

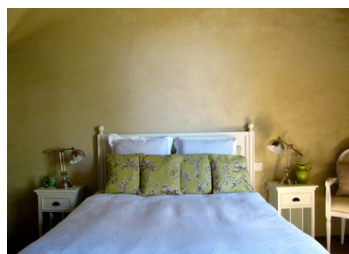


## ENERGY - DPE



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: 4400 EUR**

## NOTES

## DESCRIPTION

Discover this beautiful property that combines timeless charm with a modern lifestyle. This property boasts a superb location with the best views of vineyards and income potential with a stunning gite. The property is located in the Lot et Garonne department, in south-west France, 20 minutes from the very pretty town of Nérac and 1h15 from Bordeaux or 1h20 from Toulouse with their international airports. Situated at the end of a quiet cul-de-sac in a secluded location, the small village of Buzet de Baïse is just a few minutes away for all your daily needs. With its pleasant living areas, well-equipped kitchens, spacious bedrooms and a 10 x 5 metre pool with terrace and adjoining summer kitchen, this property promises an inviting lifestyle. Outside, the open lawns, mature fruit trees and enchanting shrubs provide a place for rest and relaxation. A large double garage with a canopy for wood, provides ample space and storage. The main house offers the following accommodation: A 35 m' open-plan chef's kitchen with central island and granite worksurfaces is connected to a dining room also measuring 34 m<sup>2</sup> featuring original 19th century decorative cement tile flooring. A 23 m<sup>2</sup> living room with wood-burning stove. Another 48 m<sup>2</sup> living room with a further open-plan kitchen is connected to the first floor by a staircase and leads to an office on the gallery. An access leads to the garden via a large covered terrace. The ground floor also has a shower room...