LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A39092AT47 Price: 294 250 EUR

agency fees included: 7 % TTC to be paid by the buyer (275 000 EUR without fees)

Edge-of-Village 5-Bed Home – Pool, Barn, Woodland, & Vineyard Walks from Your Door







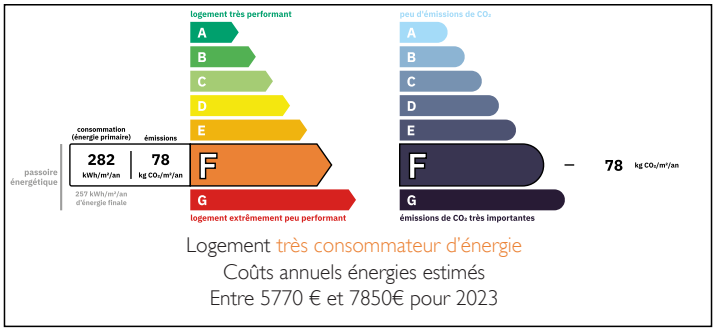








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 5770 € et 7850€ pour 2023

INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	173 m2
Plot Size:	7829 m2

IN BRIEF

Spacious and light-filled, this detached 5-bed, 3-bath home is ideal as a family residence or holiday retreat. Large windows bring in natural light, while the private pool, covered terrace, and woodland garden offer the perfect setting to relax or entertain. A substantial barn provides excellent space for parking, storage, or hobbies.

Tucked away on a quiet no-through road on the edge of a thriving village, you can step straight out into vineyard walks with views of a nearby château. Just a 5-minute stroll to bakery, épicerie with café, post office, hairdresser, and a popular restaurant. The village hosts regular fêtes and events.

Located 15–20 minutes from three Bastide towns with year-round markets and close to many wine châteaux. Bergerac airport is 27km away, Bordeaux 98km. Château des Vigiers with golf, spa, bistro, and Michelin-starred dining is just 10km away.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

This wonderful home offers the following:

Ground floor:
You enter into a welcoming hallway which gives access to a bright kitchen with an adjoining scullery/utility room. Opposite, a spacious, double-aspect salon features large windows and a fireplace, perfect for cosy evenings. A few steps down leads to the dining room — ideal for entertaining — with direct access to the garden. On this level, you'll also find a versatile office/hobby room, a shower room, and a separate WC. At the end of the hall, there is access to a large cellar offering excellent storage.

First floor:
Upstairs, you'll find five spacious bedrooms, two of which have access to balconies. All bedrooms enjoy large windows with views over the garden. There is a family bathroom, an additional shower room, and separate WCs, making the layout ideal for family life or hosting guests.

Outside:
A sparkling swimming pool with sun terrace invites you to relax and soak up the sunshine. A generous covered terrace, complete with BBQ, provides the perfect space for al fresco dining and entertaining. The large adjoining barn offers further potential for parking, storage, or creative use. The garden offers both sunny and shady areas to sit and enjoy the mature trees, flowering plants, and a variety of fruit trees. A natural woodland area at the far end of the garden adds charm and tranquillity, and there's even a well on the grounds.

This is a home full of charm, space, and possibilities — perfect for relaxed living or entertaining...

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