

Magnificent Country retreat with seperate gite, swimming lane pool and mature gardens.



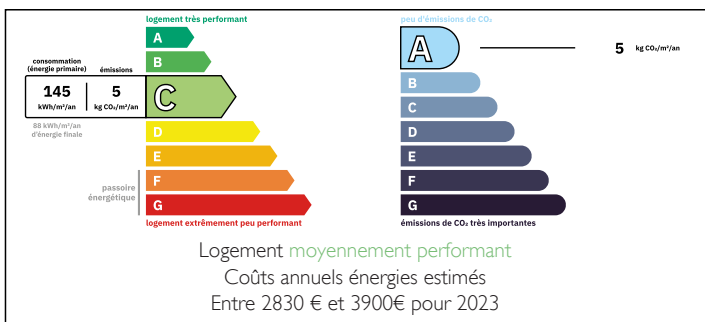
INFORMATION

Town:	Pinel-Hauterive
Department:	Lot-et-Garonne
Bed:	6
Bath:	3
Floor:	400 m2
Plot Size:	10000 m2

IN BRIEF

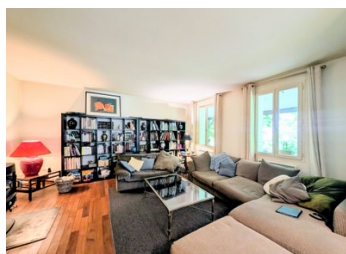
Stylish country retreat, fully renovated to a high standard, with seperate 3 bed gite, large pool and stunning mature gardens. Situated just outside the pretty village of Hauterive Pinel in the rolling hills of the Lot et Garonne countryside within easy reach of Villeneuve sur lot.

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

Hidden in the rolling hills, this breathtaking property is a true countryside retreat. Surrounded by mature gardens with elegant trees the grounds are a haven of tranquility.

The large, stylishly decorated main house with an open plan layout exudes modern elegance and seamless flow between living spaces.

A separate guest annexe/gite offers privacy and comfort for visitors and the potential for an additional revenue stream.

The stunning, elegant swimming pool of 12m x 4m is the perfect place to unwind. Every detail of this home has been thoughtfully curated, creating a sophisticated countryside sanctuary.

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

LOCAL TAXES

Taxe foncière: 3259 EUR

NOTES