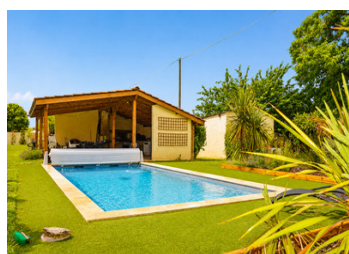


1h from Bordeaux, a large, characterful house with a guest house, requiring no renovation, garden and pool



## INFORMATION

Town:	Saint-Martin-Petit
Department:	Lot-et-Garonne
Bed:	9
Bath:	4
Floor:	400 m2
Plot Size:	3000 m2

## IN BRIEF

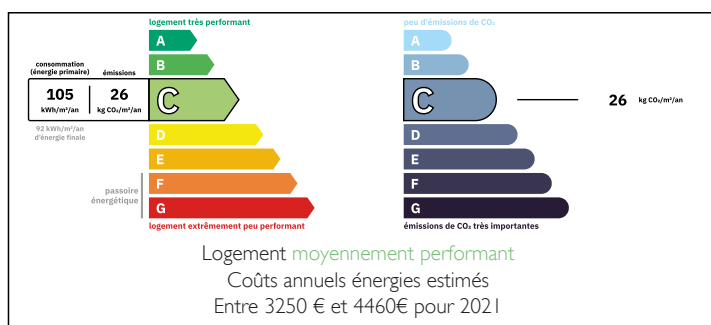
Just an hour from Bordeaux Airport and 5 minutes from local amenities, discover this superb stone-built home with timeless charm. Original beams, exposed stonework and authentic terracotta tiles enhance the spacious, unique rooms.

The main house comprises an entrance hall, a cosy lounge, a large living room with a fireplace, a huge kitchen-diner with a mezzanine above, 7 bedrooms, 2 shower rooms, a utility room and a scullery. A soundproofed studio completes this property, ideal for musicians or as a home office.

A detached guest house with a private courtyard features a living area with an open-plan kitchen, 2 bedrooms and a shower room, perfect for letting or entertaining.

Outside, the large landscaped garden features a saltwater swimming pool (8.5 x 4 metres) and a

## 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

The main house is laid out as follows:

On the ground floor:

- An entrance hall of 12m<sup>2</sup>
- A living room of 19m<sup>2</sup>
- A kitchen-diner of 58m<sup>2</sup> with a fireplace and a 20m<sup>2</sup> mezzanine
- A double living room of 50m<sup>2</sup> with a fireplace
- A bedroom of 22m<sup>2</sup>
- A 13.60m<sup>2</sup> bedroom
- A 12m<sup>2</sup> bedroom
- An 11.30m<sup>2</sup> bedroom
- A 2.83m<sup>2</sup> bathroom
- A 5.53m<sup>2</sup> shower room
- A 15m<sup>2</sup> utility room
- A 17m<sup>2</sup> scullery

Upstairs:

- A 22m<sup>2</sup> landing with a 9m<sup>2</sup> mezzanine
- A 9.1m<sup>2</sup> bedroom
- A 15.51m<sup>2</sup> bedroom
- A 25m<sup>2</sup> bedroom
- An 11m<sup>2</sup> soundproofed room

The guest house comprises

- A 25m<sup>2</sup> living area with an open-plan kitchen
- A 15.9m<sup>2</sup> bedroom
- A 3.41m<sup>2</sup> shower room with toilet
- A 15.45m<sup>2</sup> bedroom upstairs

The pool house and workshop form a 31m<sup>2</sup> outbuilding

The barn measures 50m<sup>2</sup> and features a barbecue area

The carport measures 37m<sup>2</sup>. It is equipped with a charging point for an electric car

Heating is provided by a reversible air conditioning system (with the option of oil-fired heating)

Hot water is supplied by the oil-fired boiler

All windows are double-glazed wooden frames

The private sewage system was refurbished two years ago

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## LOCAL TAXES

Taxe foncière: **1514 EUR**

## NOTES