LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45835ANW47 Price: 649 000 EUR

agency fees to be paid by the seller

Beautifully styled house with stunning views, gites and infinity pool







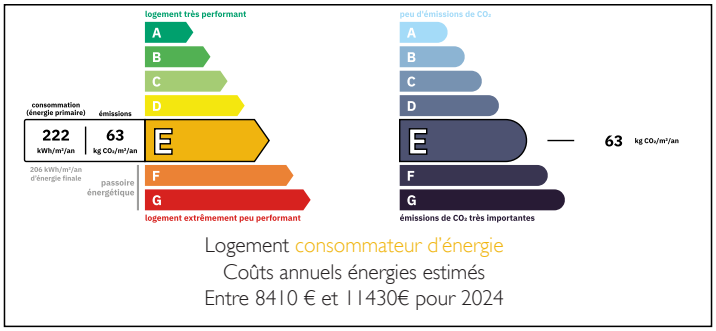








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 8410 € et 11430€ pour 2024

INFORMATION

Town:	Tournon-d'Agenais
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	370 m2
Plot Size:	8270 m2

IN BRIEF

This beautiful house in the longère style with a classic pigeonnier, sits effortlessly in the landscape. Surrounded by woods and fields, the house enjoys stunning views over the valley towards Tournon d'Agenais.

A large barn has been converted to offer two independent gites, a games room and garage. These wrap around a terrace with infinity pool overlooking the valley.

The micro-climate provides the renowned sunshine and blue skies, with a gentle cooling breeze.

This ensemble offers complete tranquility and privacy for the owner and guests.

Whether you wish to take advantage of the commercial potential, have a house for a large family or simply want to invite guests to enjoy this beautiful

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







LOCAL TAXES

Taxe foncière:	**3102 EUR**

NOTES

DESCRIPTION

The estate is set well off the road and accessed through delightful orchards.

The principal house has several entrances and terraces, allowing genuine outdoor living while enjoying the peaceful views.

The main living accommodation flows easily between the main salon (7.5m x 5.1m) with large fireplace and wood burning stove, the dining room (5.0m x 4.5m) and the kitchen (5.6m x 4.5m) equipped with a range oven and hob and a full range of equipment and storage.

Across the terrace from the kitchen there is an arrière cuisine (3.3m x 3.0m), a technical room for central heating and a wine cellar.

The ground floor of the principal house continues with three bedrooms (3.4m x 3.0m, 3.7m x 3.4m and 4.6m x 2.7m), there is a WC and a ground floor bathroom with walk-in shower, bath and double sinks (4.6m x 3.0m).

Stairs lead up to a landing with a large office (which could be an additional bedroom, 4.7m x 3.7m), WC, bathroom (3.8m x 2.0m) master bedroom (5.8m x 3.5m) and adjacent dressing room.

The barn has been converted to provide a large garage and technical room for the pool (6.0m x 8.0m) and adjacent games room (5.7m x 5.0m).

Two gites which can operate independently or together comprise;

Gite 1: A main living room with kitchen (8.2m x 4.7m), bathroom (3.4m x 1.6m) and mezzanine bedroom (4.4m x 4.0m)

Gite 2: A main living room with kitchenette (5.3m x 5.0m), shower room (3.0m x 1.7m) with the potential of incorporating...