LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46694HA47 Price: 636 000 EUR

agency fees to be paid by the seller

Magnificent stone detached house approached down a private lane surrounded by its own gardens, with a lake.















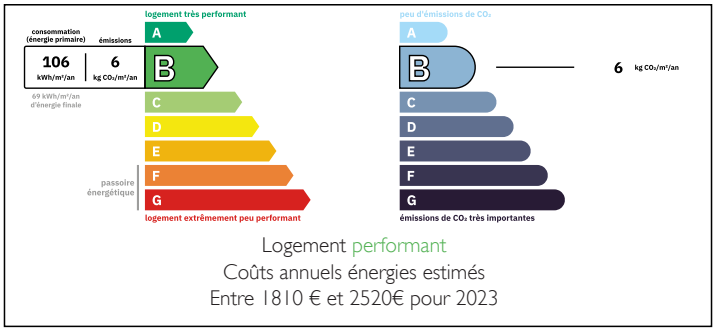
INFORMATION

Town:	Pardaillan
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	10055 m2

IN BRIEF

Opportunity to buy a beautiful stone house in the countryside offering fully renovated accommodation , ready to move straight in! With its long private lane this house is sure to impress!

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1810 € et 2520€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1600 EUR**

NOTES

DESCRIPTION

Entrance hall leads through to large lounge dining room with stone fireplace with insert log burner, double height ceiling with mezzanine. The kitchen has plenty of cupboard space, there is a large pantry and beautiful conservatory with wood burner opening onto the gardens and view;
Downstairs there is a WC, bedroom suite with large private bathroom and dressing room. UPSTAIRS to 3 further bedrooms, and a shower room with WC. There is space under the eaves for storage or maybe an office.
OUTSIDE: to the front there is a pleasant covered terrace ideal for dining out, to the rear a well, some outbuildings used as garaging, wood store and a wine cellar.also a pétanque court and garden shed. There is a long private tree lined drive, gardens mainly lawned with woodland and a private lake.
The house is situated between DURAS and EYMET amongst vineyards and ancient stone villages, in an area where there is lots to do, great restaurants and lots to see!Nearest airport BERGERAC 30kms BORDEAUX 60kms and TOULOUSE 90km
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr