

## Impressive Country Property with Stables, Views & Development Potential.



## INFORMATION

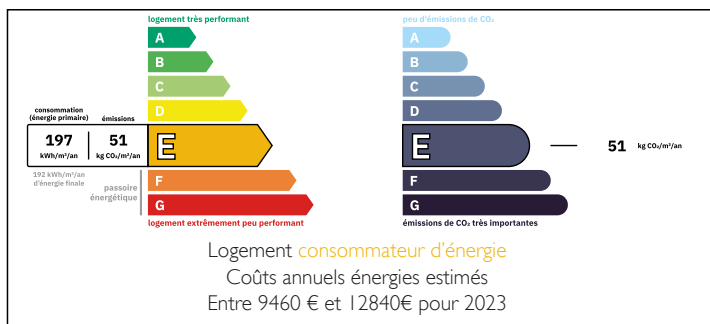
|             |                |
|-------------|----------------|
| Town:       | Escassefort    |
| Department: | Lot-et-Garonne |
| Bed:        | 3              |
| Bath:       | 2              |
| Floor:      | 310 m2         |
| Plot Size:  | 45000 m2       |

## IN BRIEF

Set in a wonderfully peaceful countryside location with far-reaching views across rolling hills, this impressive estate offers space, character and exciting potential. The main house is bursting with character with it's original cow byres and exposed stone whilst benefiting from a recently replaced roof and underfloor heating. A charming stone cottage could be further accommodation once the final stages of renovation have been completed, offering excellent potential as a guest house or gîte. Equestrian enthusiasts will appreciate the recently constructed barn with high-quality stables, complemented by extensive grounds ideal for horses. Surrounded by beautiful open countryside and enjoying exceptional privacy and panoramic views, this versatile property would make a superb permanent residence, holiday home, equestrian property or lifestyle project in an idyllic rural setting.



## 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.



## LOCAL TAXES

Taxe habitation: **1419 EUR**

## NOTES

## DESCRIPTION

Entrance (approx 28m<sup>2</sup>)

- Wooden doors & tiled floor

Living room / Dining Room / Kitchen (approx 131.50m<sup>2</sup>)

- Original cow byres
- Wooden beams & exposed stone
- Sink

- Access to the terrace

Study (approx 8.5m<sup>2</sup>)

Additional room (approx 6m<sup>2</sup>)

Living Room (approx 31m<sup>2</sup>)

- Open fire
- Wooden beams & tiled floor

Kitchenette / additional room (approx 25m<sup>2</sup>)

- Wooden stairs to next level

Bedroom 1 (approx 13.5m<sup>2</sup>)

- Exposed stone

Bedroom 2 (approx 14.5m<sup>2</sup>)

Bedroom 3 (approx 11.5m<sup>2</sup>)

Bathroom (approx 9.5m<sup>2</sup>)

- Shower, wash hand basin, heated towel rail & WC

WC (approx 4m<sup>2</sup>)

Bathroom 2 (approx 6.2m<sup>2</sup>)

- Shower, wash hand basin, heated towel rail, WC & bidet

Laundry/Boiler Room (approx 19m<sup>2</sup>)

- Hot water tank & gas boiler

- Exposed stone

Hallway 1 (approx 5m<sup>2</sup>)

Hallway 2 (approx 2.3m<sup>2</sup>)

Level 1

Converted Attic (approx 33.5m<sup>2</sup>)

- Exposed stone & wooden beams
- Velux windows

Mezzanine (approx 10.5m<sup>2</sup>)

Outbuildings

Stables (approx 200m<sup>2</sup>)

- Newly built
- 4 horse boxes

Stone cottage to finish (approx 78m<sup>2</sup>)

- New roof, concrete floor
- Possibility of mezzanine above