LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47771NJD47 Price: 325 000 EUR

agency fees to be paid by the seller

Charming single-storey country house with private pool and enclosed garden near Nérac

EXCLUSIVE















INFORMATION

Town:	Réaup-Lisse
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	4236 m2

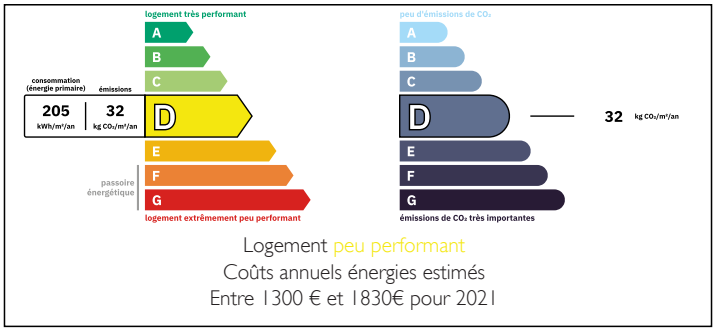
IN BRIEF

Set within an attractive woodland hamlet near Réaup-Lisse, this comfortable single-storey house offers approximately 117 m² of living space, three bedrooms, two bathrooms and enclosed grounds of 4,262 m².

The property benefits from a private 10 m × 5 m saltwater swimming pool, a covered terrace overlooking the pool, an adjoining garage and cellar, an insulated attic and two substantial wooden sheds.

It has also been successfully operated as a three-star holiday rental for approximately four years, providing the option of continuing an established activity if desired.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1300 € et 1830€ pour 2021

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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NOTES

DESCRIPTION

This welcoming country house occupies a peaceful position within a small rural hamlet surrounded by the gently wooded countryside of Gascony. Although private and tranquil, it is not completely isolated, and the shops, services, markets and restaurants of Mézin, Nérac and Sos are all within easy reach.

The house is arranged principally on one level and provides approximately 117 m² of habitable accommodation.

The fitted kitchen and dining area measures approximately 16 m² and features a fireplace with an insert. It opens into a separate dining room of approximately 11 m².

The comfortable living room measures approximately 19 m² and provides direct access to the garden and outdoor living areas.

There are three good-sized bedrooms of approximately 11 m², 13 m² and 17 m². The largest room has previously also been used as a second sitting room, giving the future owner flexibility according to their requirements.

The accommodation also includes:

Bathroom: approximately 4 m²

Shower room with WC: approximately 5 m²

Separate WC: approximately 2 m²

Laundry/utility room: approximately 5 m²

An insulated attic of approximately 25 m², fitted with roof windows, provides valuable additional space and potential, subject to any necessary permissions.

The adjoining garage measures approximately 20...