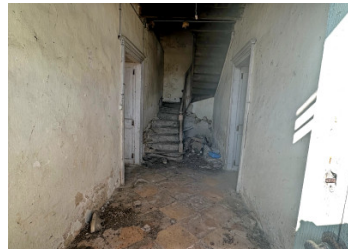


House for Renovation with Private Lake



INFORMATION

Town:	Saint-Sernin
Department:	Lot-et-Garonne
Bed:	2
Bath:	0
Floor:	140 m2
Plot Size:	0 m2

IN BRIEF

An exciting opportunity to restore a traditional stone farmhouse in a peaceful countryside setting, just 10 minutes from the historic market town of Duras. Requiring complete renovation, the property offers considerable potential to create a substantial family home, holiday accommodation or an equestrian property, subject to the necessary permissions. The main house is surrounded by additional stone buildings, providing scope to create further living space or independent accommodation. Two separate road accesses offer flexibility and privacy for future development. A particularly attractive feature is the large private lake, formerly used for irrigation, while a stream borders the land to the north. A rare project for those seeking character, space and the opportunity to create something special. Bergerac Airport is approximately 40 minutes away and Bordeaux Airport around 1 hour 30 minutes.

ENERGY - DPE

DPE not required.

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

Ground floor

Entrance (11 m²)

Living room (31 m²)

Living room (31 m²)

Storage building (240 m²)

Storage building (240 m²)

First floor

Landing (12 m²)

Bedroom (33 m²)

Bedroom (32 m²)

Barns

Barn (150 m²)

Barn (105 m²)

Barn (210 m²)

Barn (115 m²)

Barn (280 m²)

NOTES

All measurements and dimensions are approximate and provided for guidance only. They are not contractually binding.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>