LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48238NJD47 Price: 598 000 EUR

agency fees to be paid by the seller

Beautifully renovated stone country house with heated pool and views of the Pyrenees, near Nérac















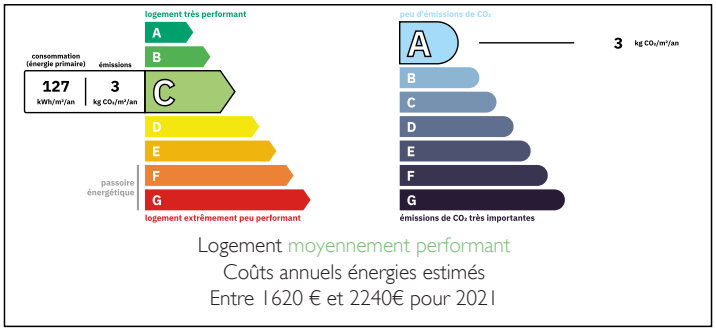
INFORMATION

Town:	Espiens
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	414 m2
Plot Size:	2240 m2

IN BRIEF

This substantial stone longère enjoys an elevated setting near the hilltop village of Espiens and historic Nérac, with views across the countryside towards the Pyrenees. An extensive renovation completed in 2021 combines period character with modern heating and cooling, reflected in a DPE rating of C. Approximately 414 m² of habitable accommodation includes generous reception rooms, two equipped kitchens and four upstairs bedrooms, with potential for two additional bedrooms downstairs. The 2,240 m² grounds feature a heated saltwater pool, terraces, a greenhouse and a well. Already used to welcome holiday guests, the property offers a versatile family home or second residence close to Nérac's markets, restaurants and cultural life, with TGV connections from Agen.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1620 € et 2240€ 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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LOCAL TAXES

Taxe foncière: **4281 EUR**

NOTES

DESCRIPTION

Known as Carpe Diem, this substantial stone longère enjoys an elevated position near the hilltop village of Espiens, with far-reaching views across the Albret countryside towards the Pyrenees. Generous reception rooms, terraces and a heated saltwater pool make it a welcoming home for family and friends.

According to the owners, the house dates from 1607 and stands on the foundations of a former 15th-century château. A dated stone and a sculpted griffin's head set into the courtyard wall add to its character.

An extensive renovation, overseen by an architect and completed in 2021, introduced modern heating, cooling and updated living spaces while retaining the building's stone character. Renovation invoices are available.

Accommodation

The ground floor offers two sitting rooms of approximately 40 m² and 36 m², a separate dining room of 30 m² and two equipped kitchens of 30 m² and 35 m². Fireplaces give the reception rooms a welcoming focus, while access to the terraces connects the house with its outdoor spaces. One kitchen has ample room for a dining table, complementing the separate dining room for entertaining.

An entrance veranda of approximately 14 m², office of 14 m², dressing room of 13 m², two shower rooms, WCs and a laundry room of 5 m² complete this level, alongside the boiler room, pantry and storage areas. There is also a separate cellar of approximately 15 m² and a garage with adjoining storage providing approximately 30 m² combined.

Part of the ground floor could be adapted to create two additional...