

Charming Bergerie landaise with indoor pool in the Lot et Garonnais countryside.



INFORMATION

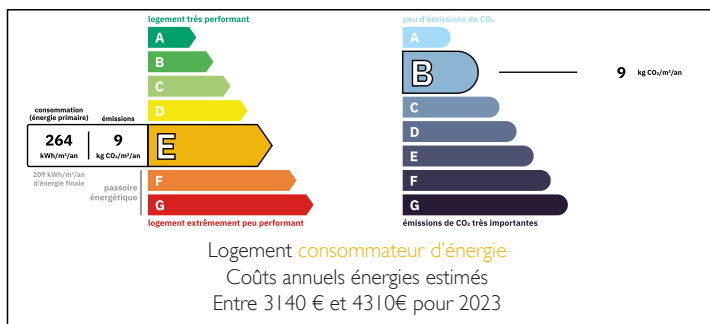
Town:	Romestaing
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	196 m2
Plot Size:	2510 m2

IN BRIEF

Bergerie Landaise with indoor pool set in the rolling hills of Lot et Garonne between Casteljalous and Cocumont.



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 foncière: 775 EUR

NOTES

DESCRIPTION

Nestled in a secluded and serene setting, this enchanting 4-bedroom property with an indoor swimming pool offers a haven of uninterrupted tranquility.

Whether you're in search of a permanent residence or a charming getaway, this home beautifully captures the authentic essence of rural France with a vast array of wildlife and birds in the vicinity.

The property features a spacious, sun-filled kitchen complete with a cozy wood burner, an open-plan living and dining area also equipped with a wood burner, a separate office, a ground-floor bedroom, and three additional bedrooms on the first floor for ultimate comfort.

The highlight is the attached veranda, boasting inviting seating areas and the indoor swimming pool. To the southwest, a shaded verandah provides the perfect space for evening drinks. Open-fronted barn used as a garage and log store. Conveniently located east of Bordeaux and north of Toulouse airports, this property lies in a quaint village close to a 12th century church, near Casteljalous, & just a 5-minute drive from Cocumont, which offers small shops, the Cave De Marmandais and a petrol station.

Ground floor

Laundry room (14.2 m²)

Shower room (5.1 m²)

Kitchen (26.2 m²)

Living-room (32.7 m²)

Dining room (23.7 m²)

Master Bedroom (22.07 m²)

Bathroom (4.55 m²)

Office (5 m²)

1st Floor