LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48580STR47 Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

Stone house with unobstructed views, Energy Performance Certificate rating B and over one hectare of land







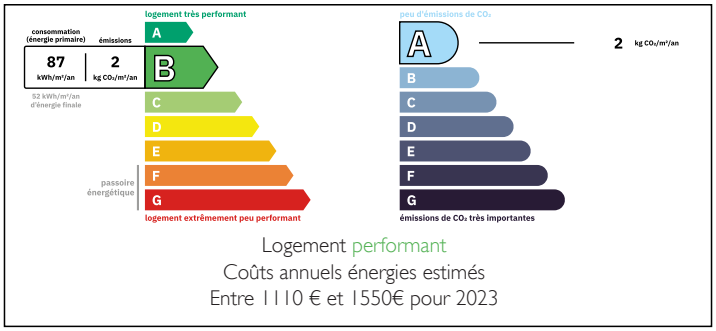








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1110 € et 1550€ pour 2023

INFORMATION

Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	190 m2
Plot Size:	11503 m2

IN BRIEF

Set on the hills above Villeneuve-sur-Lot, in a lush and idyllic setting, discover this beautiful stone house offering 190 m² of living space, set on a magnificent plot of 11,503 m² with unobstructed views.

Combining old-world charm with modern comfort, this property offers spacious rooms, including a large open-plan living area comprising a lounge, dining room and fitted kitchen, three bedrooms and a mezzanine.

Its B energy rating, thanks in particular to its heat pump heating system, is a particularly welcome feature. Annual energy costs are estimated at between €1,110 and €1,550.

A 62 m² barn completes this characterful property.

An ideal property for lovers of stone, nature and the great outdoors, near Villeneuve-sur-Lot.

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

The charm of stone in a privileged setting

Set on the hills above Villeneuve-sur-Lot, this beautiful stone house, offering 190 m² of living space, enjoys a peaceful natural setting with a lovely unobstructed view.

Built on a plot of 11,503 m², it offers a privileged living environment where space and tranquillity blend harmoniously.

Its stone façade, traditional roof and elegant covered gallery, supported by beautiful wooden beams, lend it an authentic charm. This sheltered terrace forms a natural extension of the house, ideal for enjoying fine weather and al fresco dining.

Spacious rooms and a warm atmosphere

Upon entering, the hall leads to the living areas.

The house is organised around a spacious living area combining the lounge, dining room and fitted kitchen. A welcoming and pleasant space, perfect for spending time together.

A mezzanine overlooks the living area and adds an extra touch of character. It could accommodate a study, a reading nook or a cosy relaxation area.

The sleeping area comprises three bedrooms, a bathroom and a separate toilet.

Remarkable energy efficiency

The house has a B energy rating, which is particularly impressive for a property of this nature.

Its heat pump heating system ensures thermal comfort whilst keeping energy costs under control.

Estimated annual running costs range from €1,110 to €1,550.