LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48587ANW47 Price: 350 000 EUR

agency fees to be paid by the seller

Charming four-bed stone house renovated to a high standard in a prime location

EXCLUSIVE







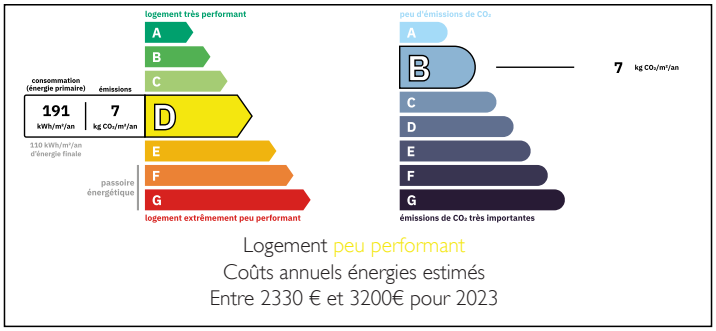








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2330 € et 3200€ pour 2023

INFORMATION

Town:	Dévillac
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	3120 m2

IN BRIEF

This charming farmhouse has been renovated to a high standard offering year-round comfort and original features including stone walls and wooden beams.

Situated between Monpazier, Monflanquin and Villereal this house occupies a quiet location off the beaten track with no overlooking neighbours. Just ten minutes by car to Villereal (having recently been voted number two across the whole of France for its weekly market). This regional town is bursting with life all year round including a good range of shops, amenities, bars and restaurants.

The main house comprises a ground floor with three large bedrooms and a shower room, large living room with adjoining kitchen-diner. Upstairs there is a vast fourth bedroom with adjacent shower room.

An adjoining 100m² barn could be renovated

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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DESCRIPTION

Entering by car to the rear of the property, a large courtyard leads to covered parking for two cars.

Passing through the arch by the old porcherie, the gardens lead down to a 10m x 5m in-ground pool with views beyond to the fields and woodland. A large covered dining terrace leads to the main door.

The recently installed, tasteful and well-appointed kitchen (16m²) adjoins the large living room (34m²) which includes a wood burning stove.

The ground floor includes three large bedrooms (18m², 15m² and 15m²) and a modern shower room including shower, toilet and hand basin (6m²)

Stairs lead up to a large fourth bedroom (35m²) and adjacent shower room (4m²)

A large barn (100m²) is accessed directly from the kitchen or from the covered terrace. This is currently used for garden equipment but has the potential to convert to additional accommodation (after securing the planning permission for change of use).

A covered shelter at the end of the house lends itself to a summer kitchen with east access to the pool deck and gardens.

The in-ground pool (10m x 5m) is ideally located to enjoy views across wooded hills and fields.

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

NOTES

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