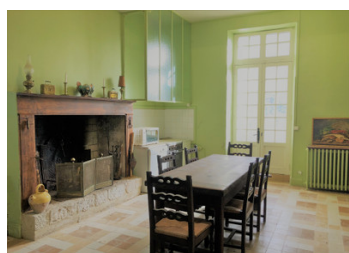
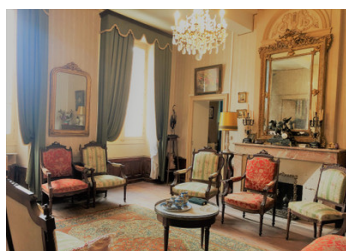


Five-bedroom country house in large grounds.



INFORMATION

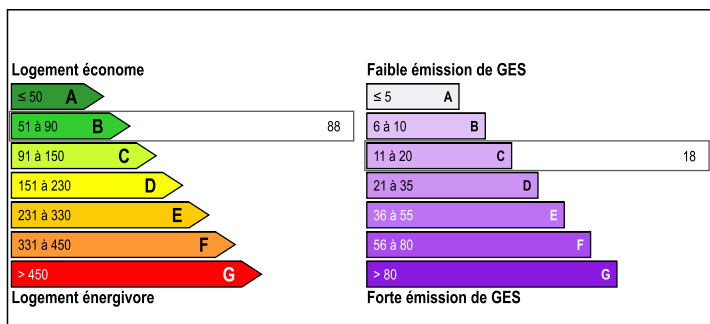
Town:	Andiran
Department:	Lot-et-Garonne
Bed:	5
Bath:	1
Floor:	350 m2
Plot Size:	9229 m2

IN BRIEF

A fantastic opportunity to purchase this stunning country house with its vast proportions, original features and lovely views of the local countryside. This beautiful property could equally serve as a family home, a country retreat or a holiday bed and breakfast business. 5 bedrooms and 4 reception rooms.

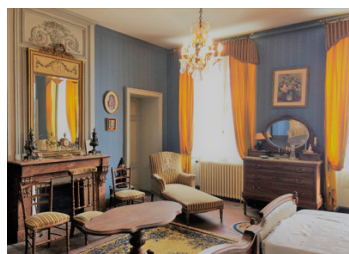
Set back from the road it nestles within the large and mature garden, predominantly laid to lawn and containing an abundance of mature trees and shrubs. Five minutes from a small rural village and 6 km from the pretty market town of Nérac.

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.



DESCRIPTION

The house can be accessed from the rear courtyard by a welcoming and airy entrance hall with its turned staircase, leading onto a large study measuring about 27m² with French doors allowing access out into the garden.

From there we are led into the reception room also measuring about 27m² with its original fireplace and windows overlooking the garden and from there into the luminous sitting room with dual aspect windows and French doors onto the garden. The heart of the room is created by the stunning original fireplace. This sitting room measures approximately 30m².

From the opposite side of the entrance hall, the 28m² dining room leads onto the light and airy kitchen, back kitchen and rear entrance hall with its large double door opening onto the wood store. This entrance is ideal for accessing the kitchen area from outside on a rainy day.

The kitchen itself measures around 26m², has a tiled floor, ceramic sink and plenty of storage space and could easily become a stunning dining kitchen and the heart of the house.

Upstairs there is a large 8 m long landing leading to two generous bedrooms measuring 32m² and 25m² respectively.

Between the two bedrooms and also accessed from the landing is a bathroom with an iron claw foot bath and a functional shower room.

A hallway of approximately 10m in length, provides access to 3 further bedrooms, one of which houses a staircase leading to the roof space.

The house is served by...

LOCAL TAXES

Taxe foncière: 2300 EUR

Taxe habitation: EUR

NOTES