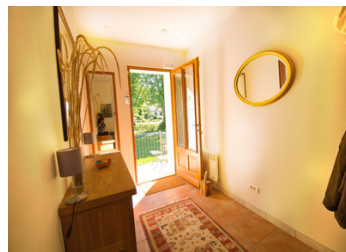


**\*Under Offer\* \*Drone and Video available\*** This is an enchanting property on the banks of the Garonne



## INFORMATION

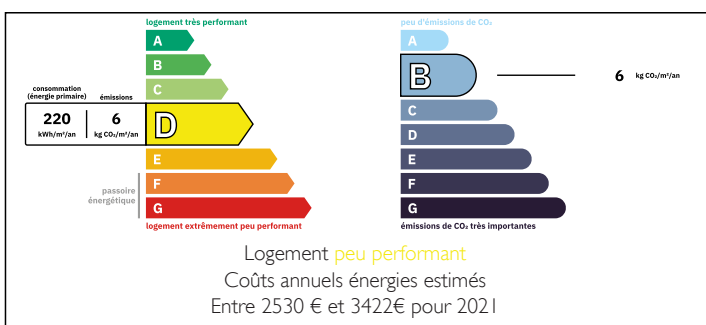
Town:	Le Mas-d'Agenais
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	225 m2
Plot Size:	9501 m2



## IN BRIEF

This house is in an amazing location – looking out over the river Garonne, with constantly changing views at different times of the day and seasons of the year. It has a fabulous 130m2 decking area at first floor level and is an absolute haven for peace and quiet as well as being a bird watcher's paradise. It is also close to the Entre Deux Mers Canal – perfect for cycling, walking and running. This breath-taking property with stunning views is nestled on the outskirts of a small, lively village with all amenities. The village overlooks the valley of the Garonne and the Canal. The property is of exceptional quality. It comprises five/six bedrooms, four bathrooms, just under one hectare of gardens, a swimming pool surrounded by a beautiful tiled area of around 200m2, and a superb decking...

## 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: 1306 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This wonderful five/six bedroom, four bathroom house has amazing views all around. It is just 400 metres from the centre of a beautiful and unspoilt village. Although the house is situated within walking distance from the village, it is far enough away to allow for the peace that the local wildlife adores. There is a wide range of wildlife that frequents the immediate area around the property, including deer, red squirrels, coypu as well as numerous birds such as woodpeckers, black kites, buzzards, kestrels, jays, kingfishers, hoopoe and amazingly bright yellow golden orioles. The property boasts approximately 240 metres of river frontage with a 130m<sup>2</sup> decking area that runs the entire rear of the property at the upper floor level. This area is perfect for relaxing, sunbathing, entertaining and provides you and your guests with spectacular views across the river. There is an island just offshore that provides a home for numerous species of egret, grey and purple herons, cormorants, gulls, sandpipers and many other birds. The view is constantly changing with variations in light and the different seasons. The Garonne River is directly on the migration route of many birds including osprey which are often seen as they migrate south in July and August. In front of the house, just 40 metres away, is the Entre Deux Mers canal. The canal lock and the wharf the other side are close enough to enable you to moor your boat, and be able to walk...