

Impressive 5 bedroom home full of character and original features. Set in 10 acres with pool and lovely views



## INFORMATION

Town:	Saint-Sernin
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	370 m2
Plot Size:	41760 m2

## IN BRIEF

This property has it all; space, light, original features, heated pool, views, an idyllic peaceful location.

A beautifully proportioned home with spacious reception rooms, giving plenty of areas to relax. 5 large bedrooms (1 on the ground floor with en-suite). Stone fireplaces in the kitchen, lounge and downstairs bedroom. A downstairs shower room and WC. A laundry room. Upstairs 4 bedrooms, 1 en-suite and a family bathroom.

Outside there is a dining terrace with far reaching views to gaze at. The large heated pool with surrounding terrace has a covered area with BBQ and WC.

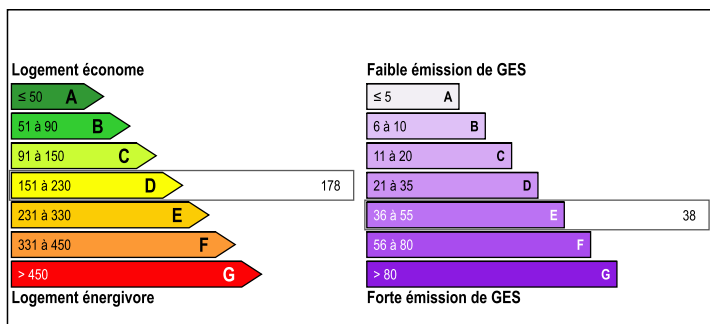
Attached to the house is a large stone barn.

Close to Bastide towns with amenities and markets. Chateaux are all around the area offering wine tours and events.

Duras 7km. Sainte-Foy-la-Grande 15km with trains connecting to Bordeaux and beyond  
Chateau des Vigiers golf...



## 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 habitation: EUR

## NOTES

## DESCRIPTION

### Ground Floor

Entrance hall - tiled floor and views to the gardens and pool, stairs to first floor - 14m<sup>2</sup>

Shower room with shower, WC and washbasin - 6m<sup>2</sup>

Kitchen with stone fireplace, views and access to the gardens. Marble worktops, butlers sink and tiled floor - 35m<sup>2</sup>

Laundry with sink and access to the barn, tiled floor - 10m<sup>2</sup>

Spacious open plan living space with stone fireplace and woodburner - sitting area 33m<sup>2</sup>, dining area 28m<sup>2</sup> and further sitting / recreation space 30m<sup>2</sup>

Bedroom 1 - lovely room with dual aspect windows and French doors to the garden; stone fireplace - 33m<sup>2</sup>

En-suite - a very spacious shower room with triple aspect and French doors to the garden for that early morning swim. A his & hers stone shower, WC, bidet and washbasin - 22m<sup>2</sup>

### First Floor

Upper hall and corridor - 37m<sup>2</sup>

Bedroom 2 - with beams and fitted wardrobes, wooden floor 35m<sup>2</sup>

En-suite shower room - with wash-basin & WC - 9m<sup>2</sup>

Bedroom 3 - painted beams, wooden floor - 18m<sup>2</sup>

Bedroom 4 - beams and wooden floor - 24m<sup>2</sup>

Bedroom 5 - beams and wooden floor 25m<sup>2</sup>

### Outside

Attached barn - 170m<sup>2</sup>

Salt pool

Covered terrace adjoining pool area with BBQ 41760m<sup>2</sup> of woodland and garden.

Entrance drive gravelled and parking for several cars

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