

Stunning 5 bed country house set in 3ha land with swimming pool, tennis court, guest house and outbuildings.



INFORMATION

Town:	Savignac-sur-Leyze
Department:	Lot-et-Garonne
Bed:	5
Bath:	5
Floor:	400 m2
Plot Size:	32956 m2



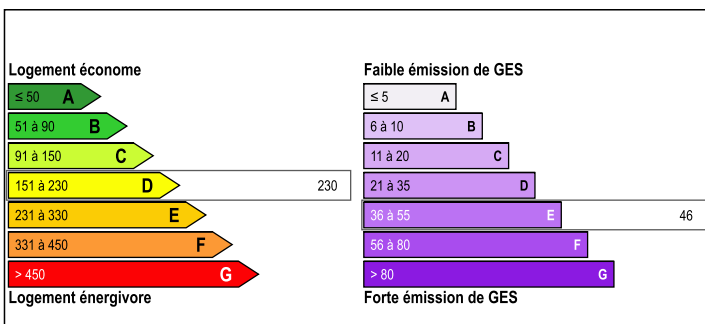
IN BRIEF

The House is located 5 km from Monflanquin, a beautiful bastide and its amenities and it is on more than 3ha of pleasant land in a nice quiet place. The main house has 5 bedrooms with ensuites, a fully fitted kitchen, a cave, cellar, cinema room and a beautiful veranda. The double garage has a remote control automatic door

There is also a summer kitchen with an area for entertaining and a beautiful secluded swimming pool with an open and a covered terrace, a jacuzzi and a fully fenced tennis court.

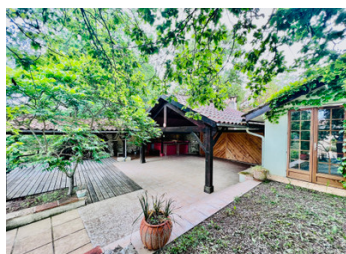
The house also offers a separate gite with 1 bedroom and shower room

ENERGY - DPE



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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

This stunning house with 5 bedrooms, all with ensembles, is situated in a quiet location and close to the beautiful bastide of Monflanquin.

The main house consists of a 14.3m² entrance hall with a good sized cloakroom with WC, there is also a separate room which houses the Viessmann boiler. A set of stairs leads up to an office / storeroom.

Ground Floor

There is an enormous living / dining room, 106m² which has a central log burner and underfloor heating. Double doors lead onto the sheltered veranda with views over the gardens.

Master bedroom (30m²) with separate dressing area (9.5m²) and ensuite bathroom (??m²).

The kitchen is 17.9m² is tiled and comes fully fitted with fridge / freezer, dishwasher, built in microwave and also a Mercury range style oven with gas hobs and electric oven. There is a built-in breakfast bar, and the kitchen also benefits from having velux roof windows.

Large cave with plenty of storage space, a separate wine cellar and also an area with a built in safe.

Double garage which is accessible from the house, and which has an automatic opening door.

1st Floor

Cinema room / library 24.4m² a

A stunning veranda (23.5m²) with black and white floor tiles and views over the garden

Bedroom 2 (20.7) with ensuite (6.64m²)

Bedroom 3 (13.6m²) with ensuite (4.49m²)

In the attic space there is a large bedroom (41m²) with ensuite

Outside:

Hot tub

Swimming pool with a sheltered terrace and pool house

Tennis court.

Separately, there is a fabulous outdoor summer bar area comprising...

LOCAL TAXES

Taxe habitation:

EUR

NOTES