

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



## INFORMATION

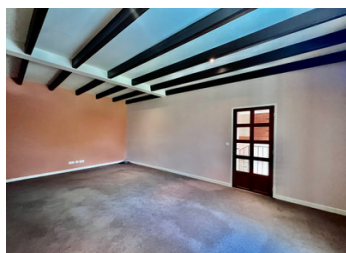
Town:	Savignac-sur-Leyze
Department:	Lot-et-Garonne
Bed:	5
Bath:	5
Floor:	400 m2
Plot Size:	32956 m2

## IN BRIEF

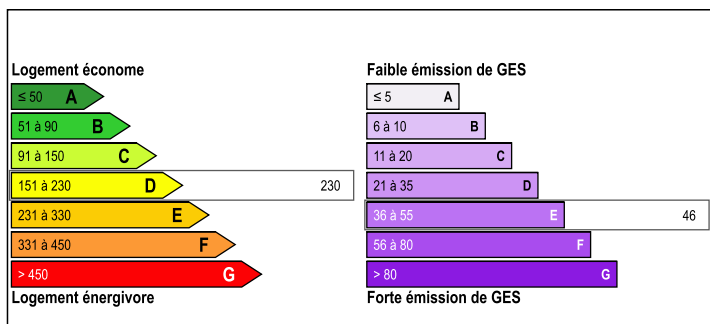
The House is located 5 km from Monflanquin, a beautiful bastide and its amenities and it is on more than 3ha of pleasant land in a nice quiet place. The main house has 5 bedrooms with ensuites, a fully fitted kitchen, a cave, cellar, cinema room and a beautiful veranda. The double garage has a remote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



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

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

The main house consists of a 14.3m<sup>2</sup> 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, 106m<sup>2</sup> which has a central log burner and underfloor heating. Double doors lead onto the sheltered veranda with views over the gardens.

Master bedroom (30m<sup>2</sup>) with separate dressing area (9.5m<sup>2</sup>) and ensuite bathroom (??m<sup>2</sup>).

The kitchen is 17.9m<sup>2</sup> 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 24.4m<sup>2</sup> a

A stunning veranda (23.5m<sup>2</sup>) with black and white floor tiles and views over the garden

Bedroom 2 (20.7) with ensuite (6.64m<sup>2</sup>)

Bedroom 3 (13.6m<sup>2</sup>) with ensuite (4.49m<sup>2</sup>)

In the attic space there is a large bedroom (41m<sup>2</sup>) 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...