

Charming country house in medieval village with beautiful gardens and spectacular views. Drone video available



INFORMATION

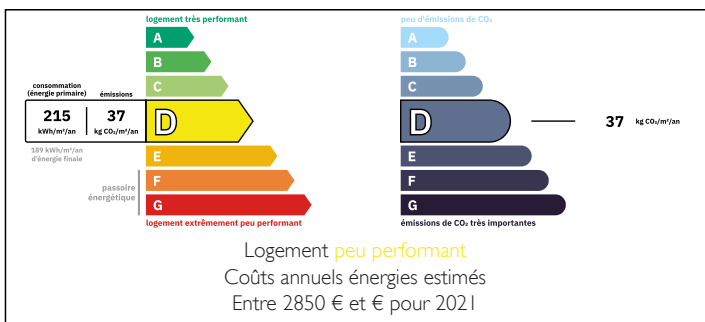
Town:	Clermont-Dessous
Department:	Lot-et-Garonne
Bed:	4
Bath:	4
Floor:	221 m2
Plot Size:	3035 m2



IN BRIEF

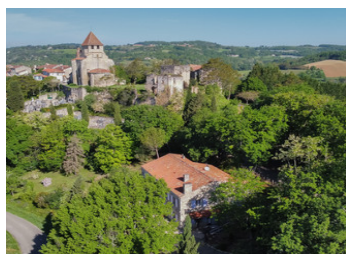
Gorgeous country house in immaculate condition on the edge of a lovely medieval village with 2 restaurants and stunning views over the Garonne valley. Ideally situated between Bordeaux and Toulouse with good transport links and only 20 minutes from Agen. Lot et Garonne is a lovely part of South West France with its rolling hills, bastide villages, châteaux and its rivers and the canal Latéral with its leafy cycle path.

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:	2035 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The property is approached via a private driveway leading to a lovely terraced garden on different levels with a variety of mature trees and plants. Along the front of the house is a large south-facing terrasse with spectacular views over the Garonne valley. To the side, a shady patio ideal for summer alfresco dining. Good sized garage and space to renovate above of 52m2, ideal to create extra living space or a separate apartment. There is a small hexagon wooden above ground pool.

This house has lots of light and all the rooms overlook the garden and the spectacular view.

Ground Floor

Light and airy fully fitted kitchen with range cooker and lots of cupboard space with direct access to a shady terrace for alfresco dining and BBQ's.

Dining room (20,3m2) with stone fireplace and open fire.

Entrance hall/Office area with patio doors leading out to the front terrace and stairs leading to the 1st Floor (15,6m2)

Large Lounge (40,6m2) light and airy lounge with stone open fireplace and patio doors leading out to the front terrace.

Separate WC.

Laundry/Boiler room (14,8m2).

1st Floor

Bedroom 1 (20,4m2) Large, light bedroom with 2 windows and ensuite bathroom with gorgeous, original royal blue art-deco tiles.

Small storage room

Bedroom 2 - (10m2) with ensuite bathroom

Separate WC

Bedroom 3 (12,6m2) with its on bathroom next door.

Bedroom 4 (18,5m2), lovely aspect with 2 windows overlooking the garden and views with ensuite bathroom.

The house has recently undergone a programme of