

Beautifully appointed, light-filled, country home with pool, set in wonderful gardens. Move into condition.



INFORMATION

Town:	Lévigac-de-Guyenne
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	3306 m2

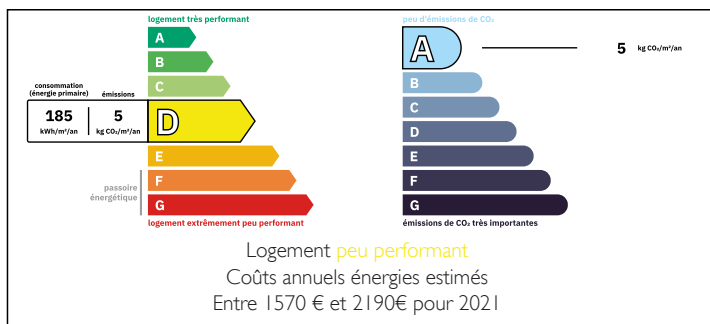


IN BRIEF

This well appointed, light-filled countryside home is set in the centre of its beautiful garden, providing tranquility and interest all year round. The house and garden have been impeccably maintained and are in ready to move-in condition. You will enjoy a large triple aspect dining hall with adjoining modern kitchen; a spacious salon with wood-burner, 3 double bedrooms and two bathrooms. French doors lead from both living areas to the covered terrace. There is a 10 x 5m pool with summerhouse to relax and enjoy the gorgeous garden.

Just 2km away is a thriving village, including a doctor's surgery. Bastide market towns are within a short distance, many of which host summer events including weekly night markets with food and music. Marmande is 15 minutes and has all commerce, a station with a high-speed train service taking you...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Inside:

You enter the property into a large triple aspect dining hall with French doors leading to a covered terrace. There is a large, fitted pine dresser. It is open plan to the kitchen, which is modern and with good quality country style units and silestone worktops and central island table.

This leads to an inner hall which gives access to a spacious, dual aspect salon with French doors to the terrace. There is a woodburning stove. There are two downstairs double bedrooms with wardrobes, a bathroom with bath and shower, and a separate WC.

Stairs lead from the dining hall up to the master bedroom which enjoys a juliet balcony overlooking the gorgeous garden and an en-suite shower room. There is reversible air-conditioning and a high quality fitted wardrobe.

Heating is by electric radiators and a wood-burning stove.

The oven has a gas hob.

Outside:

You enter the property through double gates into a spacious gravel drive with ample parking. There is an outbuilding which is currently used as a utility room and a studio but could be easily converted back to a garage. Adjoining this is a workshop. There is space to add a covered carport if desired.

The 10 x 5 metres pool is set in a terrace with a summerhouse and is surrounded by the very beautiful garden, which includes a small potager. The garden is laid to lawn with many shrubs and lovely flowers. There are mature trees which provide a beautiful backdrop, and birdsong.

Location:

The property...