

Imposing large stone maison de maitre, swimming pool, barn and land with magnificent views all round.

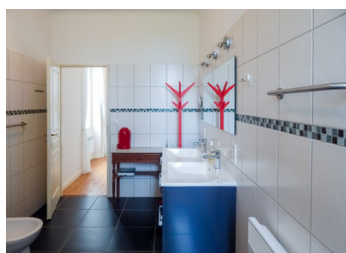
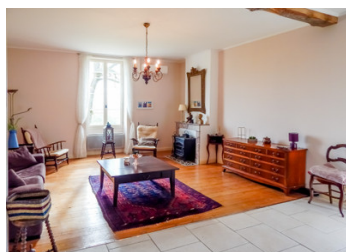


## INFORMATION

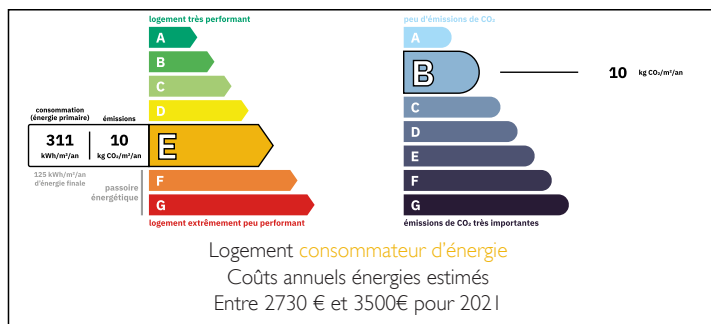
Town:	Brugnac
Department:	Lot-et-Garonne
Bed:	2
Bath:	2
Floor:	300 m2
Plot Size:	17677 m2

## IN BRIEF

Sitting high on the hill this property has just the best viewpoint down over the sunflower fields and orchards of the Lot et Garonne. The house has been fully renovated and accommodation is set out over one ground floor, there are stairs to a huge attic space that could make further bedrooms.



## 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

The house has a fully enclosed, full width terrace with electric shutters overlooking views to all sides, there is an entrance, opening into a lounge with marble fireplace with wood burner, air con unit and access into the fully fitted kitchen with central breakfast table, an archway leads to a separate dining room with black and white chequer board cement tile floor and corner marble fireplace, the wide central hallway leads to the master bedroom with air con and en suite shower room with twin basins and large walk in shower and WC, there is a second bedroom with a marble fireplace and a separate bathroom with shower, twin basins and WC. From the hallway a hidden staircase leads up to a huge boarded attic space which would convert into more rooms.

OUTSIDE there is private parking, a separate grassed terrace with a swimming pool set into the ruins of an old stone barn, perfectly private and secluded. There is a barn for storage and fields sloping away from the house.

Situated half way between Bordeaux and Toulouse and their International airports and only 45 minutes from Bergerac airport. Nearby market towns along the Lot valley offer shopping, restaurants and bars and river beach swimming and boating activities.

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