

Stunning Country House with loads of character, pool, large mature garden and lovely views.



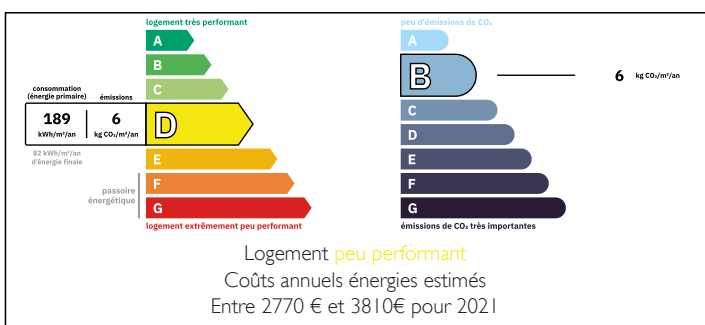
INFORMATION

Town:	Aiguillon
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	270 m2
Plot Size:	5295 m2

IN BRIEF

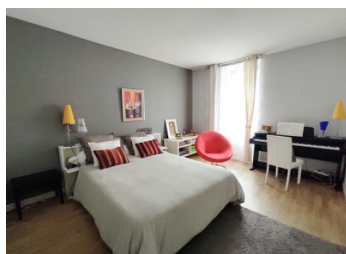
Situated on the outskirts of the pretty village of Aiguillon in a peaceful location in the lovely Lot et Garonne, this stunning country house is well worth a visit! With its châteaux, bastide villages, rolling hills, rivers and canals Lot et Garonne is a gorgeous quiet part of France. There are good transport links, with trains to Bordeaux and Toulouse from Aiguillon station.

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.



DESCRIPTION

Ground Floor

There is a good sized entrance with a lovely original front door, leading to the dining kitchen with fully fitted kitchen and a gorgeous stone fireplace and access out to the garden and covered terrasse.

Large and airy dining room with exposed original beams which leads to the stunning lounge with cathedral height ceiling and mezzanine area. There is also a stunning stone fireplace and large picture window looking out over the garden and pool.

There are 2 good sized bedrooms on the ground floor which share a bathroom and separate WC.

There is a gym room and dépendances/garage which could be converted into additional accommodation.

LOCAL TAXES

Taxe habitation: EUR

1st Floor

There is an office area on the mezzanine overlooking the lounge. There is a storage room which could easily be converted into an additional bedroom. The master bedroom has its own balcony, walk-in wardrobe and bathroom and there is another bedroom.

There is an office area on the landing.

Outside there are 2 patios one covered, overlooking the stunning 11m x 5m pool with mature gardens and a lovely view of the village of Aiguillon and its church spire. There is a grand entrance with gates and a large driveway in front of the house.

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

NOTES