

Charming home with maison d'amis in village with a restaurant, amenities and fibre internet



INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	162 m2
Plot Size:	278 m2

IN BRIEF

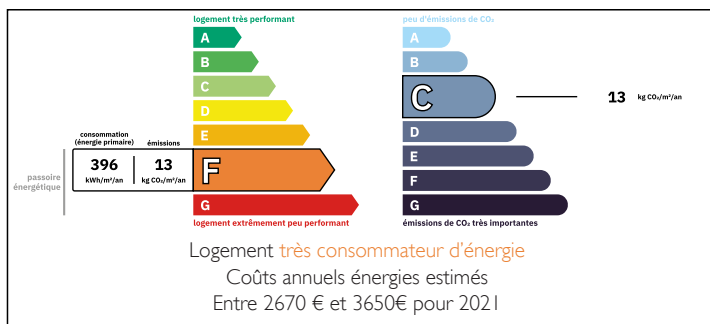
Enter this lovely home and you instantly feel the warm, welcoming ambience. It was the ancient boulangerie, and the characterful kitchen/dining area still has the original bakers ovens. There are feature beams and stone walls on the ground floor, a light and airy lounge on the upper floor with views over lush, green countryside. It also has a covered terrace, set in a south facing courtyard, perfect for entertaining.

And if that wasn't enough, this property comes with a self contained maison d'amis. The whole ensemble lending itself to the possibility of a variety of uses to suit your needs.

Situated in a beautiful village with fibre internet, an active festival committee, restaurant and amenities. Loubes-Bernac is located approximately 12 minutes (by car) from the town of Duras, 20 minutes from Sainte Foy le Grande, 30 minutes from Bergerac



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: 850 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

116m2 Courtyard in front of both houses with a covered terrace area and established plants
19.40m2 Separate Utility/ Laundry Room, tiled floor, double glazed window and door, power and water supply.

Main House:

37.96m2 Kitchen / Dining area, painted feature beams, tiled floor, 2 double glazed windows, electric heating, incorporating features of the original bakers ovens

3.43m2 Downstairs WC with stone walls, tiled floor and window.

19.46m2 Ground floor bedroom, tiled floor, double aspect double glazed windows exposed beam, feature stone wall and high ceilings leading to:

7.35m2 En suite shower room with double glazed window, travertine tiled shower and double basin area, tiled floor, stone wall, WC and heated towel rail.

Stairway leading to first floor comprising

11.04m2 Bedroom 2 light and airy, twin double glazed windows, carpeted with built-in wardrobes.

4.40m2 En suite shower room, tiled floor with basin & WC

28.93m2 Lounge with double aspect double glazed windows, views over countryside, feature stone walls, high ceiling with painted beams, carpeted, electric heating.

Maison d'amis:

10.62m2 Double glazed front door leading into a bright and airy kitchen with a range of kitchen units and worktops. Travertine floor.

32.00m2 Lounge, character original tiled floor and fireplace

1.18m2 Downstairs WC with basin

3.62m2 Stairs to first floor and small carpeted landing

7.07m2 Small bedroom / bureau with sky light, carpeted and access to loft space in ceiling

3.07m2 Shower room with toilet and hand basin