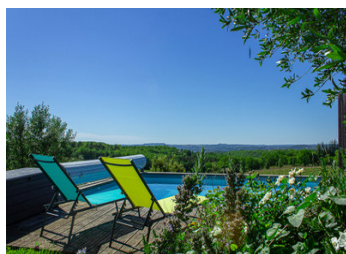


## "Contemporary Eco-Friendly Home with Panoramic Views, Pool, and Vineyard Setting on Village Outskirts"



### INFORMATION

|             |         |
|-------------|---------|
| Town:       | Mauroux |
| Department: | Lot     |
| Bed:        | 6       |
| Bath:       | 2       |
| Floor:      | 210 m2  |
| Plot Size:  | 2374 m2 |



### IN BRIEF

This contemporary home is a stunning showcase of renowned architect David Herbert's visionary design.

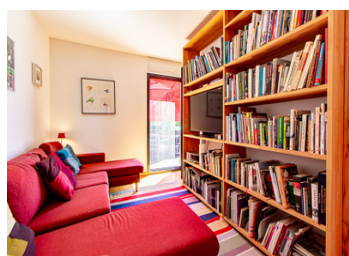
Perched on an elevated site, the house is crafted to maximize sweeping panoramic views, offering an open-plan living space that is both light-filled and airy. It seamlessly incorporates the latest energy-efficient, future-proof innovations, embodying modern architectural excellence.

### ENERGY - DPE

| Logement économe    |   | Faible émission de GES |   |
|---------------------|---|------------------------|---|
| ≤ 50                | A | ≤ 5                    | A |
| 51 à 90             | B | 6 à 10                 | B |
| 91 à 150            | C | 11 à 20                | C |
| 151 à 230           | D | 21 à 35                | D |
| 231 à 330           | E | 36 à 55                | E |
| 331 à 450           | F | 56 à 80                | F |
| > 450               | G | > 80                   | G |
| Logement énergivore |   | Forte émission de GES  |   |

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: 755 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

You enter this remarkable home through a fully glazed door into a welcoming entrance hall. The main living spaces are thoughtfully arranged on one level for easy accessibility. The rooms are bright, spacious, and tastefully decorated in neutral tones.

A right turn from the entrance leads you to the stunning living area (55.71 m<sup>2</sup>), an expansive open-plan space that includes the kitchen, dining area, and salon. Large picture windows frame breathtaking views of the landscape, with sunshades for comfort. The kitchen is fully equipped with high-end appliances: a steamer/microwave/oven, Miele dishwasher and extractor, induction hob, and a Liebherr fridge. The units have a sleek high-gloss finish, complemented by white granite worktops. A large wall cupboard with sliding doors provides ample storage. From the living area, a staircase behind a door leads down to the lower level, ensuring privacy and separation between the spaces. Double patio doors open directly onto the wooden terrace and swimming pool, creating a seamless indoor-outdoor living experience.

Turning left from the front door takes you to the bedroom and bathroom areas. This home boasts six bedrooms: five on the main level and a sixth on the lower garden level, currently used as a hobby room. The spacious master bedroom (30 m<sup>2</sup>) features windows on three sides, a patio door leading to the gardens, wooden flooring, and an individual monobloc system for heating and air conditioning. The other bedrooms serve as a guest room, two offices, and a cozy snug (12.68 m<sup>2</sup>, 11.76...