

Landaise style stone country house with unique swimming pool, large barn and garden.

## EXCLUSIVE



## INFORMATION

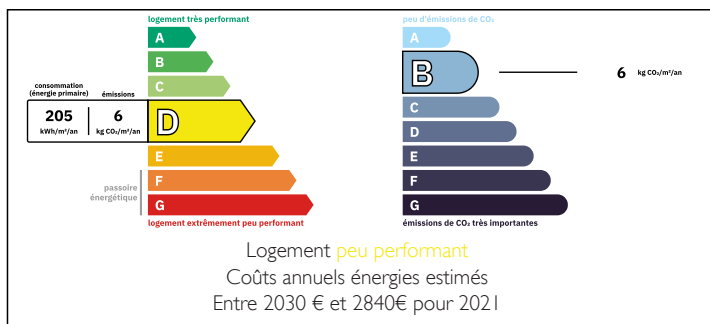
Town:	Sénestis
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	182 m2
Plot Size:	6121 m2

## IN BRIEF

This gorgeous country house between Tonneins and Mas d'agenais has loads of character and a lovely well maintained garden.



## 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:** 1300 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### Ground Floor

Cosy Kitchen/diner range cooker, fireplace with wood burner and high ceilings with mezzanine overlooking the dining area, wooden beams and exposed briquettes.

Dining room with patio doors out to the garden.

Good sized lounge with character fireplace with wood burner, terracotta tiles and patio doors leading out to the garden.

### Office

Large bathroom with sink, bidet and corner bath with shower.

### WC

### 1st Floor

Ensuite bedroom with walk-in wardrobe, with a large ensuite bathroom with walk-in shower and an enclosed terrace/yoga room overlooking the garden. 3 additional bedrooms and a family bathroom.

There is a large barn that could be renovated to provide further accomodation.

### Exterior

There is a large garden full of plants and mature trees, a lovely little pigeonier typical of the Lot et Garonne area, and a stunning double bubble shaped pool 9m x 7m complete with surrounding terrace and pool house.

The house is located in a flood plain but has never flooded in the 22 years since the current owners bought the house.

The house is fully double glazed and is heated via an air source heat pump. There is also a back-up fioul boiler. There is also air-conditioning in the bedrooms and Kitchen/diner.

The garden has a well which is used to water the garden and there is a rainwater tank.