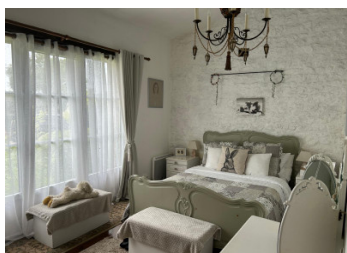


## Charming renovated 6-bed stone home with pool, gîte potential and flexible family living near Duras



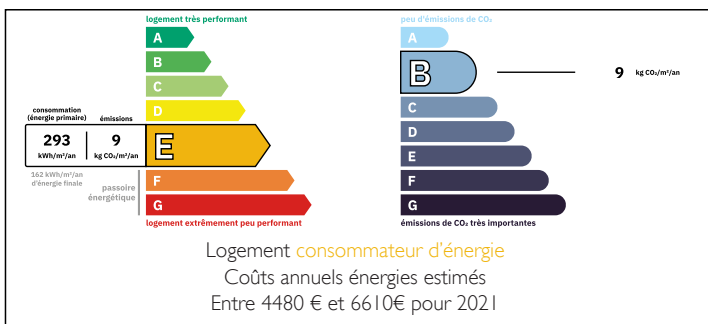
## INFORMATION

Town:	Saint-Sernin
Department:	Lot-et-Garonne
Bed:	6
Bath:	3
Floor:	289 m2
Plot Size:	1560 m2

## IN BRIEF

Beautifully renovated 6 bedroom, 3 bathroom stone property with pool, combining character and comfort. Set in a peaceful hamlet just 10 minutes from lively Duras, with shops, restaurants and château. Previously arranged as a 4 bedroom home with separate 2 bedroom gîte, it now works perfectly for multi-generational living with privacy for all. Offering two kitchens, spacious reception rooms and a third large living room currently used as a games room, it is ideal for family gatherings. Highly versatile, the property could be a spacious family home, holiday retreat, gîte business or home with rental income.

## 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

- Entrance directly into the kitchen (18m<sup>2</sup>) which has been fully renovated and includes the latest appliances and gas/electric range cooker. A modern joy to cook in. Tiled floor.

- The elegant dining room (18m<sup>2</sup>) with its beautiful tiled floor overlooking the rear garden has retained all its charm and warmth and has double doors leading to garden.

- The games room (48m<sup>2</sup>) with its polished wooden floor, open fireplace and high ceilings is the place to relax with the family, 4 steps take you up to double doors leading out to the covered terrace.

Beautiful master bedroom 1, with double doors leading to a balcony seating area overlooking the surrounding countryside, polished wooden floor, with ensuite shower room (Shower, double washbasins, wc, heated towel rails, tiled floor).

Living room (39m<sup>2</sup>) - full of character with its high ceiling and mezzanine area above leading to the bedrooms.

### First floor

- Corridor to the bedrooms -
- Bedroom 2, Bedroom 3, Bedroom 4,
- Bathroom-bath, bidet, shower, basin, WC.

Leading from the games room you come to a further section of the house (98m<sup>2</sup>) which has 2 bedrooms, a bathroom and spacious openplan kitchen/living area with fireplace.

### Outside

Utility area - with hot water tank for 2 bed section

- Large garden with mature trees, shrubs
- Heated salt swimming pool 10 x 4 m
- Large covered terrace to front (39m<sup>2</sup>)

Large covered terrace to rear for chilling in the sun.

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Information...

## NOTES