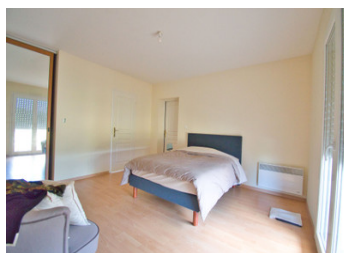
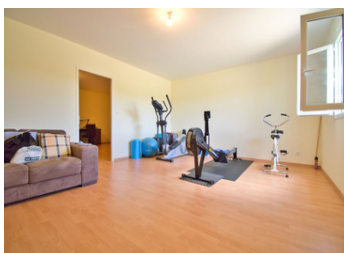


Contemporary house with six bedrooms, three shower rooms and a bathroom. perfect for bed and breakfast



INFORMATION

Town:	Saint-Barthélemy-d'Agenais
Department:	Lot-et-Garonne
Bed:	6
Bath:	4
Floor:	220 m2
Plot Size:	4487 m2

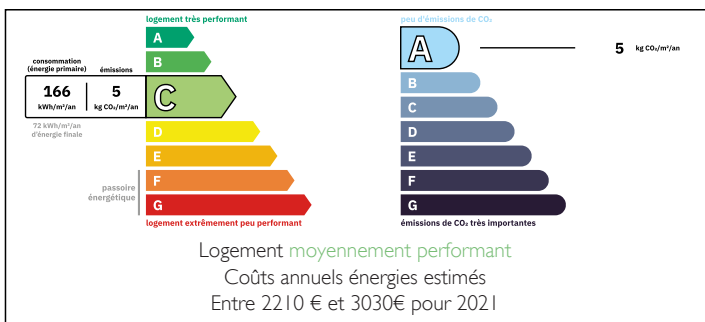


IN BRIEF

This vast contemporary house, built in 2005, offers exceptional modern living in the countryside. On the edge of the village, it combines the elegance of contemporary design with the tranquillity of the surrounding countryside.

30 minutes from Marmande and 20 minutes from Tonneins.

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 habitation: EUR

NOTES

DESCRIPTION

On the ground floor, you'll be greeted by a spacious entrance hall that leads to a bright living-dining room and a modern fitted kitchen, perfect for meals with family and friends. An office is also available for those who work from home. The ground floor also includes a WC, a practical utility room and a pantry for extra storage. Underfloor heating provides gentle, even warmth during the winter months.

The ground floor is completed by a double garage, ideal for housing your vehicles and providing additional storage space.

Upstairs, the house has six comfortable bedrooms, including one with two dressing rooms, three shower rooms and a bathroom, providing ample space for a large family or for entertaining guests. Each room is designed to maximise the comfort and privacy of its occupants. A first-floor balcony offers uninterrupted views of the surrounding countryside, perfect for relaxing and enjoying the tranquillity of the setting.

This house is a true haven of peace, combining modernity and practicality, ideal for those looking for a spacious and luxurious lifestyle in the countryside.

optical fibre

underfloor heating

central vacuuming

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