

**UNDER OFFER:** Beautiful countryside villa with swimming pool and over a hectare of land.



## INFORMATION

Town:	Saint-Pé-Saint-Simon
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	10691 m2

## IN BRIEF

Country Villa  
Extensive grounds  
Pool  
Outside entertaining  
Excellent condition



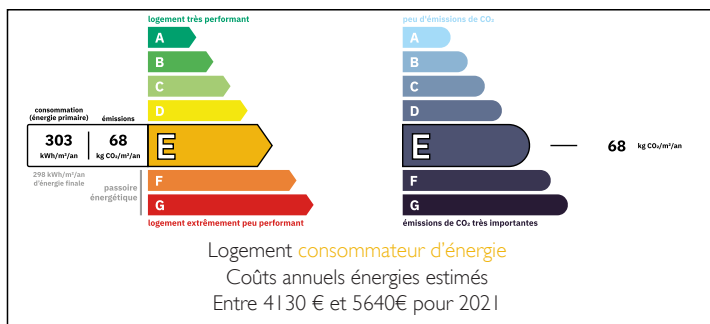
This charming rural retreat, in the heart of Gascony, is in turnkey condition and nestles in over a hectare of secluded, peaceful parkland.

Set entirely on one floor, there are doors leading to the garden and terraces on all sides. There are three bedrooms in the main house and also a separate guest apartment providing a fourth bedroom and with its own separate bathroom and kitchen.

The landscaped grounds are set mainly to parkland and there are several terraces including a large covered terrace adjacent to the pool, ideal for an outdoor family lifestyle and for entertaining.

Perfectly suited as a family or second home and with excellent holiday rental potential, this peaceful oasis

## 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:	950 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The house is set well away from a quiet road minutes from the pretty commune of Saint-Pé-Saint-Simon.

The driveway curves round to the main entrance shaded by trees - mainly pine - where there is ample parking. There is also a large garage.

The house is set entirely on one floor and is ideal for outdoor living as you can access the ground from all sides.

On entering from the front of the house, there is an elegant reception/dining room with original tiled floor and handsome fireplace.

Straight ahead is a fully fitted kitchen (22m<sup>2</sup>), dining area with beautiful tiled floor (38m<sup>2</sup>) and to the left the laundry room (11m<sup>2</sup>).

The kitchen door leads out to the swimming pool and terraces.

To the right is an elegant living room (64m<sup>2</sup>) with a large fireplace, wood burning stove and high-vaulted ceilings with exposed beams.

To the left there are three good-sized bedrooms, a library, a bathroom with bath and shower (11m<sup>2</sup>) and a separate WC.

Bedroom 1: 25m<sup>2</sup>

Bedroom 2: 17m<sup>2</sup>

Bedroom 3: 11m<sup>2</sup>

Outside there are two small terraces and large covered terrace.

Swimming pool (unheated / salt water).

Length: 9.15 m

Width: 4.30 m

Depth: Shallow end: 1.07 m. Deep end: 1.78 m