

Location, wonderful views, beautiful rooms, edge of village, a moulin; this impressive 18C property has it all



INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	305 m2
Plot Size:	31309 m2



IN BRIEF

Location, location, location. You access this impressive property set in 7.7 acres via a long driveway bordered by hedges, and past the charming moulin. There are mature trees and mesmerising views across the valley.

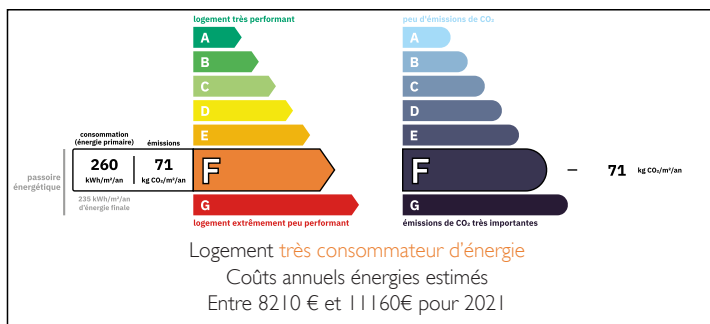
This beautiful home is used by the current owner to entertain friends from across the world in all seasons.

There is a stunning full height salon with open fireplace and a bar, and areas for relaxing and dining. The tiled mosaic floor is beautiful.

From here you can access the kitchen and the terrace. The spacious terrace is a favourite place to entertain and relax with its stone fireplace and views to the gardens and pool.

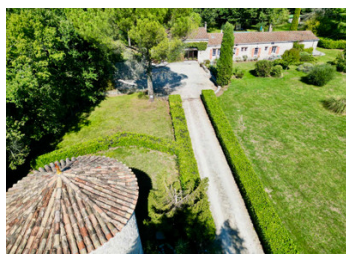
At the far end of the house is the master bedroom suite with full height ceiling, mosaic floors and access to a private terrace. There are two more bedrooms with...

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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

Inside

Lounge & dining room: very spacious full height room with terracotta mosaic & wood floor, stone walls, arch windows, open fireplace, bar, impressive cartwheel light fittings 118.56 m².

Kitchen: (19.85 m²) with dishwasher, built-in oven, hob, fryer, microwave, sink, fitted units. Access to the front terrace and driveway, and to the pool terrace and the hall.

Hall : terracotta tiles, area presently used as an office with external door to front garden, and a door to the rear terrace. Access to bedrooms, WC, and to the pool terrace 18.86 m², plus office area 17.22 m². Master bedroom suite: with full height ceiling, wonderful mosaic floor and access to a private terrace 40.71 m².

En-suite: a spacious room with double sink, WC, and cabin shower and heated towel rail 10.94 m².

Bedroom 2: window to the front garden, terracotta floor 14.14 m².

En-suite: shower, bidet, double hand-basin, mosaic tiles 5.08 m².

Bedroom 3: window to the front garden, fitted wardrobes, carpet 15.35 m².

En-suite: shower cabin, bidet, WC, bath, double hand basin 8.55 m².

WC: toilet, terracotta floor

Bedroom 4: this is accessed via stairs in the lounge, velux window and access to a further storage area 7.73 m².

Windmill / Moulin

Set away from the main house, ensuring privacy is the charming former windmill. There is a sitting area, a kitchen and a bathroom on the ground floor. On the next floor there is a bedroom, and above a further room. The building has its own heating. It needs updating but would be a...