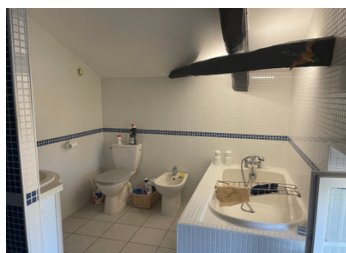


Majestic old stone house on 37 acres of pasture and woodland, with swimming pool and large barn..



## INFORMATION

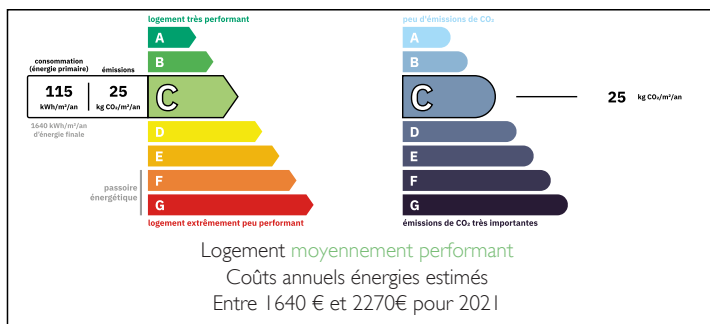
Town:	Pinel-Hauterive
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	222 m2
Plot Size:	159520 m2



## IN BRIEF

Nicely presented detached stone property, situated in central Lot et Garonne, land of sunflowers and orchards. This house is high on a hill in the middle of its own land, with paddocks and woodland, at the end of a long private driveway. The barn has stabling and it is a great property for horses etc..

## 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:** 2500 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The house was fully renovated within the last 20 years and now offers: Wide entrance hall with exposed stone and brick walls, leads into a cosy sitting room with fireplace and wood burner, office space, stairs down to wine cellar, fully fitted kitchen with pantry and cloakroom, and second lounge with wood burner which opens into a conservatory overlooking the swimming pool and gardens, to the side there is another terrace area over the gardens and open fields. Up the wooden stairs to a wide central landing area, where you have 4 good sized bedrooms, 2 en suite, and a separate family bathroom. OUTSIDE to the rear, there is a pretty walled garden with a salt water swimming pool with new green liner 2023, garden shed and greenhouse, also a car port for 2 cars, gravelled parking area, and large barn with stabling. The property offers open fields for your animals and woodland for nature, peace and quiet, no neighbours yet accessible for local shops and facilities. The local airports are BERGERAC 40kms, BORDEAUX and TOULOUSE 90kms, TGV to AGEN 40kms. More photos available please ask?.

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