

Romantic stone windmill and swimming pool, surrounded by vineyards with view over a chateau.

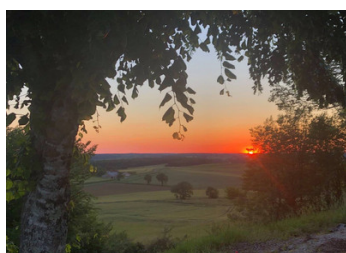
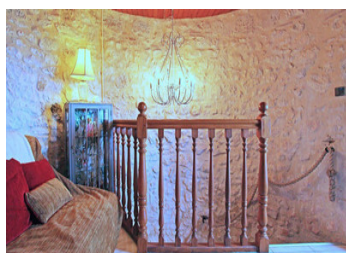
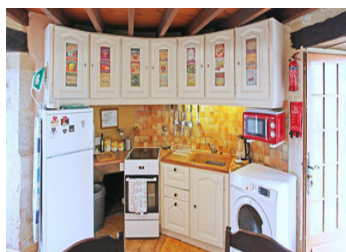


INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	1
Bath:	1
Floor:	37 m2
Plot Size:	760 m2

IN BRIEF

What a rare find! A superb 200-year-old stone windmill in an enclosed garden with a swimming pool, lavender borders, shady gazebo for those al fresco dinners, with a château as your neighbour!

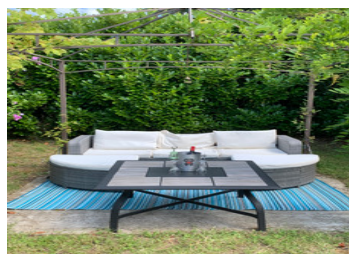


ENERGY - DPE

DPE not required.

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

Entrance into a fitted kitchen with everything you need, ie cooker, sink, microwave, fridge and freezer, washer, cupboards top and bottom and a dining table for 2, bijou shower and toilet under the stairs, up the old curved wooden staircase to the bedroom with king-size bed, drawers and hanging space, also wash basin, up the stairs again to the top floor where there is a bed settee, armchairs, TV and drinks cabinet. From here you have a fabulous view over the surrounding vineyards and the château.

The gardens are fully enclosed with a gate to off-road parking, there is the 8 x 4 m swimming pool and sunbathing terraces, a gazebo and seating area for enjoying your apéro, garden shed BBQ and lovely old trees.

Perfect as a getaway, or makes a fabulous rental.

The windmill is offered furnished and equipped.

All rooms have electric wall heaters.

Situated in a hamlet of 5 properties, near to a village shop, various wine tasting places and restaurants, ideal to explore DURAS vineyards and bastide towns. 30 minutes from BERGERAC airport, 1h30 from BORDEAUX or TOULOUSE. More photos, just ask!

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

LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

NOTES