

Charming country home on one floor, full of character in tranquil, scenic location; close to Duras & Monségur



INFORMATION

Town:	Caubon-Saint-Sauveur
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	8025 m2

IN BRIEF

This beautiful stone house in a tranquil setting with views of the countryside is waiting for you.

You enter a welcoming and spacious open plan salon, dining area and kitchen; made for relaxing with family and friends.

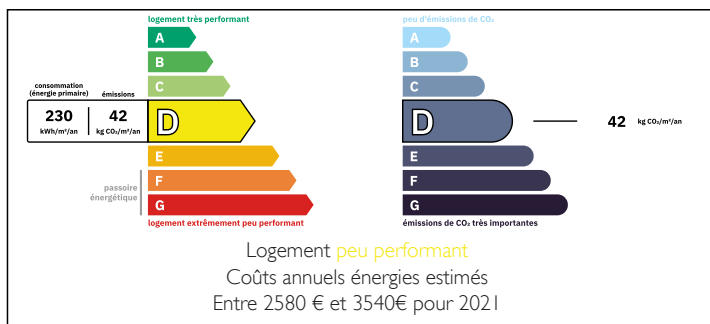
Next to the kitchen is a useful utility room with a door to the garden.

The master bedroom has access to the terrace and pool for that morning swim, and a dressing-room and en-suite with bath & shower. The second light-filled bedroom also has access to the terrace and its own shower room.

The office is spacious and great for working from home, or just some quiet time.

The house also benefits from a separate area for family & friends. It has a living room, which could be an additional bedroom. There is also a mezzanine that could be a...

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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

Beautiful spacious open plan living area with fitted kitchen (14.7 m²), dining room and lounge (39 m²): tiled floor. Wood burner. Perfect for family life and entertaining.

Bedroom 1: spacious, light-filled room with a patio door opening on to the garden. Tiled floor 16.5 m².

Walk-through dressing room: fitted units, tiled floor 7.4 m².

En-suite bathroom: bath, shower, basin + WC. Large window overlooking the garden. Tiled floor 9.40 m².

Bedroom 2: patio door providing lots of light and opening on to the garden. 14.4 m².

Shower room: shower, basin + WC. Tiled floor, window 5.0 m².

Office / third bedroom, with lots of book shelves and a window overlooking the garden: 9.7 m².

Laundry / scullery with a door to outside: 6.0 m².

Pantry which is a great asset in a home: 2.80 m².

Garden room with floor to ceiling windows to sit quietly and enjoy the views : 14.0 m².

There is an area currently used as an extra salon which could become a separate guest annexe when needed:

Lounge with staircase leading to a sleeping area on the mezzanine: 21.3 m²

Shower room : shower, basin + WC. Window. Tiled floor. 5.9 m²

Laundry : 10.8 m². Door to the garden room.

Loft space for storage.

Gas fired central heating + wood burner.

Heated pool with roman steps and a terrace all around.

Covered and open terrace areas around the property for relaxing and entertaining at all times of the day.

Garden filled with glorious rose bushes and plants surrounded by lawns and a small wood.

Various separate...