

Superb stone maison de maitre with pool, 4 bedrooms, poppy fields and fabulous views.



INFORMATION

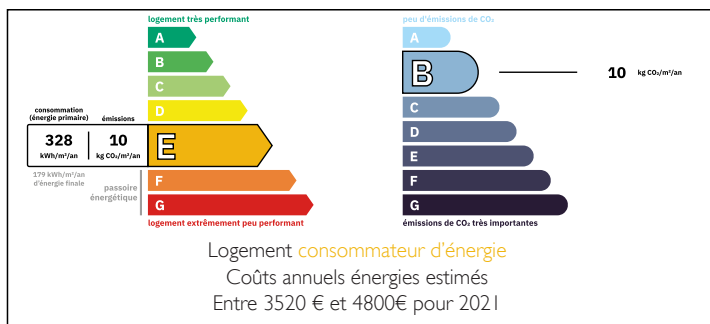
Town:	Port-Sainte-Marie
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	19330 m2

IN BRIEF

Magnificent stone Maison de Maitre de 1890 with commanding views over open countryside including its own wild poppy fields! Just 20 kms from AGEN and 5 kms from local village with facilities, this house built in 1890, offers modern spacious light filled rooms , but still retaining all the character.



ENERGY - DPE



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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 foncière: 2089 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house has recently undergone a full renovation and now comprises: new light kitchen with fitted units and 7 ring gas hob, electric oven, and central island, beamed ceiling, breakfast area, sitting area and large open fire place, doors out onto covered terrace, south facing pool and gardens.

Central hallway with new light wood turned staircase, WC and bathroom with italian shower and bath with suspended WC washbasin and. Large square lounge with fireplace with insert wood burner, beamed ceiling, dining area. Door to large integral garage and workshop. Upstairs there is a sunny landing with book shelves, and cupboards, 4 large bedrooms and a family bathroom with italian shower, suspended Wc and washbasin.

corner shower, suspended WC and washbasin. There is a half boarded attic space for storage. OUTSIDE: there is parking for a few vehicles, an attached large room (used to be stables) converted with a tiled floor, ideal for a yoga studio, art or hobby room. The swimming pool 4m x 8m installed in 2018, has sunbathing terraces, is completely private and looks out over the large enclosed gently sloping gardens and open countryside (the gardens are awash with wild red poppies in the springtime.). There is a wooden garden shed, boules court, outbuildings and a vegetable garden.

This property is excellent value for money as it offers such a lot, and its position and views are to die for!

Information about...