

Maison du Maître, beautifully appointed, a swimming pool, Gite, BBQ area, garage. in just over 1.5 ha

## EXCLUSIVE



## INFORMATION

Town:	Penne-d'Agenais
Department:	Lot-et-Garonne
Bed:	6
Bath:	4
Floor:	477 m2
Plot Size:	15283 m2

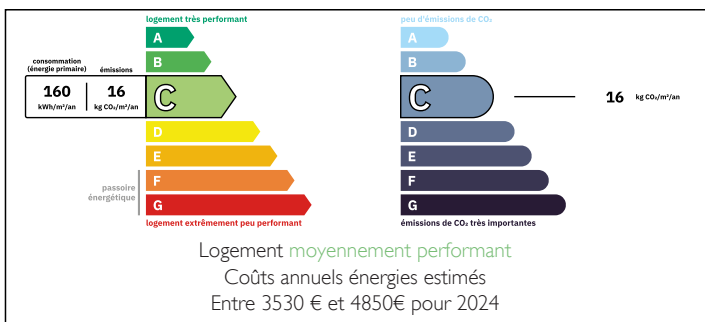
## IN BRIEF

Perfect proportions on this Maison de Maître House plus a 2 bedroom guest house suitable for a Gite business. Barn and covered BBQ area. Uninterrupted, breath taking views all around.

This light and airy property gives one a sense of elegance and charm. It light and airy feel throughout will enable you to unpack and start living.

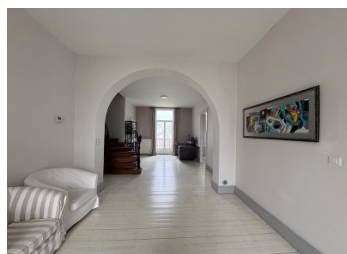
There is a huge attic area which is currently used for exercise yoga but could very easily be transformed into more bedrooms.

## 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.



## DESCRIPTION

This house has it all- From gorgeous original stained glass front door with original ironwork to a magnificent spiral staircase. Light airy rooms with high ceilings.

You'll find this delightful property at the end of a long drive flanked by beautiful established trees and tranquil countryside.

Upon entering the large airy entrance hall you will find a beautiful sitting room equipped with a log burner which works with pellets, extremely efficient. To the right side you can enter the dining room equipped also with a huge log burner. The stunningly designed kitchen is to the rear but can be reached by its own door at the end of the large hallway. There is also a huge laundry space with a WC and shower room adjacent it is equipped with laundry service equipment and plenty of storage space. This could if need be have a division made to turn half of it into a bedroom if required.

Upon ascending the large original spiral stairs you arrive upon a large light landing area which again is enjoying views at each aspect one end with its own balcony, looking out onto the peaceful views of Penne d'Agenais. All the bedrooms are large, each having their own shower room. The attic area has been converted already to a superb Yoga space with lots of storage and a WC. This can very easily be converted to more bedrooms if desired. The guest house, can be found in its own space within the...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES