

## Huge business potential 3 houses in 1 with large garden and pool



## INFORMATION

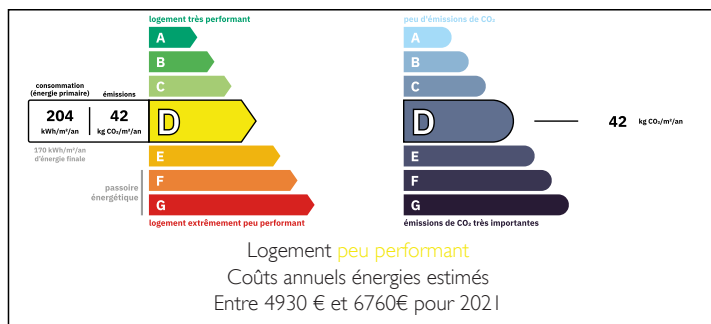
|             |                |
|-------------|----------------|
| Town:       | Loubès-Bernac  |
| Department: | Lot-et-Garonne |
| Bed:        | 7              |
| Bath:       | 6              |
| Floor:      | 339 m2         |
| Plot Size:  | 6383 m2        |



## IN BRIEF

Ideal home for a very large family or for holiday lets, a stone property full of character which has been renovated to create 3 separate dwellings overlooking a large garden with mature trees and swimming pool. Each has its own entrance, living room and kitchen. The main house (144m<sup>2</sup>) with 2 double bedrooms, the second (116 m<sup>2</sup>) with 3 bedrooms and the third (79 m<sup>2</sup>) with 2 bedrooms). Within easy reach of Bergerac and its airport (25km) and medieval towns of Eymet (12km) and Duras (14km)

## 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: 1289 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Situated along a quiet country road the house is divided as below:

The Main House (144 m<sup>2</sup>) full of character with exposed stone and beams and terra cotta tiled floors

Ground Floor

Entrance (17 m<sup>2</sup>)

Boiler Room (9.53 m<sup>2</sup>)

Kitchen (37.98 m<sup>2</sup>)

Study (5.02 m<sup>2</sup>)

Sitting Room (37.45 m<sup>2</sup>)

First Floor

Mezzanine landing (8.07 m<sup>2</sup>)

Bedroom 1 (14.19 m<sup>2</sup>)

Inner Hall (4.68 m<sup>2</sup>)

Bedroom 2 (14.86 m<sup>2</sup>)

Bathroom (5.62 m<sup>2</sup>) wc, basin and bath

Second House (116 m<sup>2</sup>)

Ground Floor

Large living room / kitchen (50.26 m<sup>2</sup>) tiled floor and exposed beams

First Floor

Landing (6.18 m<sup>2</sup>)

Bedroom 1 (24.38 m<sup>2</sup>) with ensuite (6.22 m<sup>2</sup>) shower, basin and wc

Bedroom 2 (15.11 m<sup>2</sup>) with ensuite (3.47 m<sup>2</sup>) shower, basin and wc

Bedroom 3 (9.51 m<sup>2</sup>)

Bathroom (5.35 m<sup>2</sup>) with bath, wc and handbasin

There is a connecting door to the main house from the first floor landing.

Third House (79 m<sup>2</sup>) with clim reversible

Ground Floor

Living room / dining room / kitchen (34.58 m<sup>2</sup>) with travertine tiled floor, wood burning stove

Inner Lobby with stairs to first floor (4.83 m<sup>2</sup>)

Utility Room (4.36 m<sup>2</sup>)

Wet room, toilet (4.63 m<sup>2</sup>)