

Splendid Maison de Maître with Views, Balcony and Heated 12x6m Salt Pool, Castillonès-Eymet-Issigeac triangle

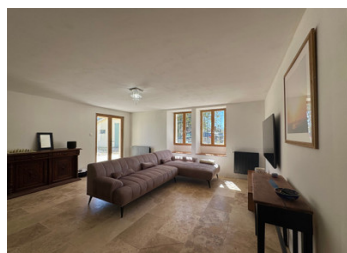


INFORMATION

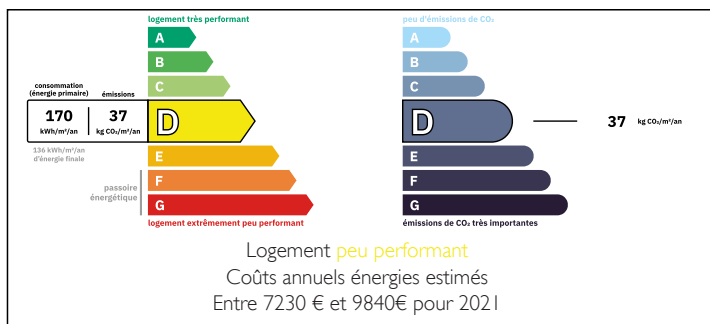
Town:	Cahuzac
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	390 m2
Plot Size:	11 434 m2

IN BRIEF

A true gem, this beautifully renovated family home is approached by a 50m long driveway and sits proudly on a hillside with stunning views over Castillonès and the surrounding countryside. The ground floor features travertine flooring throughout, with an open-plan kitchen, dining and living area, pantry, boot room and utility. A second open space, currently used as an office, lounge and games room, adds to the versatility. Upstairs, you'll find a reception room, master bedroom, two further bedrooms, a sitting room with a stone fireplace, shower room and WC. The master bedroom and sitting room opens onto a 12m balcony with stone balustrades and electric awning, overlooking the valley, garden and pool. This level also includes a spacious entrance hall with wooden staircase, two double bedrooms, a box room, bathroom, WC and further space for potential bedrooms.



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 habitation: EUR

NOTES

DESCRIPTION

Triple-aspect kitchen, dining and seating area (16.5 x 5m), including walk-in pantry, boot room, laundry room, and a room housing the swimming pool filtration system. The adjoining office/living/games room mirrors this space in size and includes a WC and access to the boiler room.

Stairs lead to a reception room (5.4 x 4.1m), a double-aspect main bedroom (5.4 x 5m) with plumbing in place for an en-suite if desired, a non-operational fireplace, and access to the balcony. The salon (6.5 x 5.4m) features a stone fireplace (currently not operational) and also opens onto the balcony and entrance hall. A further double-aspect bedroom (4.9 x 4m) includes a dressing room (1.3 x 3.8m). A hallway leads to another bedroom (3.4 x 3.8m), a tiled shower/wet room with WC and basin, and an additional separate WC.

The entrance hall (7 x 5.4m) includes double doors to the front garden and stairs leading up to a bedroom (3.5 x 4m), a box room (1.9 x 3m), a bathroom with shower and basin (3.6 x 1.7m), a separate WC (1 x 1.8m), and another bedroom (3.5 x 4m).

There is access to a high-ceiling attic with potential to create extra accommodation (16.6 x 6.2m).

A free-standing garage of approx. 90m² offers the possibility of conversion into a spacious two-bedroom gîte.

Beneath the balcony, a covered travertine-laid area provides outdoor dining, cooking and seating space, extending to the surrounding terrace and swimming pool area.

The mature garden is arranged in three parts: a front section...