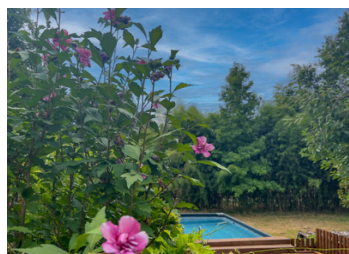
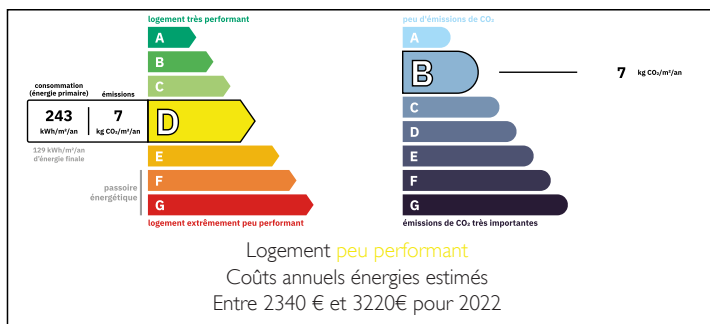


Charming 2-3 bedroom character home with garden, pool, pond & outbuildings in traditional stone hamlet

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Astier
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	129.5 m2
Plot Size:	4908 m2

IN BRIEF

Set within a small hamlet of stone houses, this 2-3 bedroom, 2-bathroom home blends traditional character with stylish updates and versatile outdoor spaces. Mature gardens surround the property, creating a generous and inviting setting for both daily living and entertaining.

Fosse conforms

Inside, the home features original terracotta tiles, Jerusalem stone, and travertine flooring, along with stained glass accents that add personality and warmth throughout.

Outside, enjoy an above-ground pool, a beautifully landscaped fish pond, and a separate outbuilding currently used as a yoga and meditation studio. A large, detached stone barn — which previously had planning permission — offers exciting potential for further development, such as guest accommodation or a creative workspace.

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

### GROUND FLOOR

Enter into the open plan kitchen and dining room with beautiful terracotta tiles and stone walls. An archway separates the two areas. There is access to a covered terrace for outdoor dining. The worktops are made from ancient stone.

Kitchen - 12.4 m<sup>2</sup> Dining - 18.5 m<sup>2</sup>

From the dining area you enter the full height salon with woodburner. The floors are laid in Jerusalem stone. There are patio doors for enjoying the outside and a wooden staircase to the upper floor.

Salon - 25.8 m<sup>2</sup>

A doorway leads to a downstairs bedroom or snug. Another door gives access the garden. All bathed in light from a lovely stained glass window.

Snug / Bedroom 3 - 12.4 m<sup>2</sup>

From here you access a shower room with WC and basin. - 6.6 m<sup>2</sup>

### UPPER FLOOR

A wooden staircase takes you to an upper hall with a travertine floor and access to 2 bedrooms, a WC and shower room.

Upper hall - 5.6 m<sup>2</sup>

Bedroom 1 - cork floor and a mezzanine overlooking the salon. As it has its own window it would be possible to put up a wall if preferred. The open plan currently allows you to enjoy the wonderful light from the stained glass window.

There is ample walk-in storage.

Bedroom 1 - 17.7 m<sup>2</sup>

WC with roof window and travertine floor - 2.2 m<sup>2</sup>

Bedroom 2 is spacious with a cork floor and window overlooking the gardens. 19.5 m<sup>2</sup>

Shower room with stone walls...