

UNDER OFFER - Five-bedroom house, extensive grounds with gardens, outbuildings and swimming pool



EXCLUSIVE

## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Villeneuve-sur-Lot |
| Department: | Lot-et-Garonne     |
| Bed:        | 5                  |
| Bath:       | 3                  |
| Floor:      | 230 m2             |
| Plot Size:  | 26000 m2           |



## IN BRIEF

Situated a few minutes by car from all the large shops and amenities of Villeneuve-sur-Lot, yet in a quiet location.

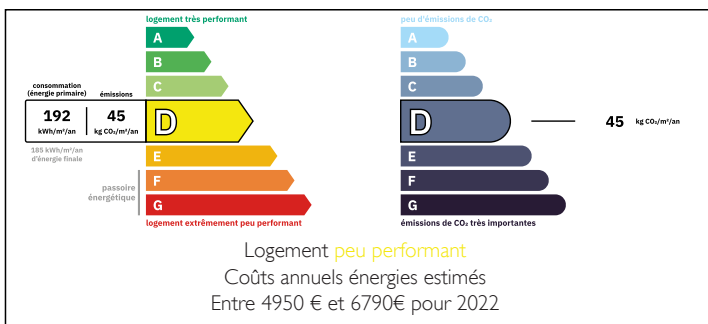
The Maison de Maître of classic proportions sits in the middle its grounds with an in-ground pool, mature trees, gardens and fields.

The ground floor has a large dining kitchen and a very large living room with triple aspect. A bedroom with bathroom below and adjacent toilet completes the ground floor.

On the lower ground floor there is a further living room, bedroom with adjacent shower room, toilet, boiler room and cellar.

The top floor comprises three large bedrooms, two bathrooms in construction and a mezzanine snug

## 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

A private drive passes through the beautiful landscaped grounds with a parking area next to this maison de maître.

Passing by the swimming pool, the main entrance opens into an imposing hallway with staircase and mezzanine above.

The kitchen (5.0m x 4.7m) is well equipped, light and spacious with views over the garden and a side door onto the terrace.

A very large living room (11.8m x 4.5m) has windows to three sides with views over the surrounding fields and a large stone fireplace.

Passing by the ground floor toilet, there is a bedroom (3.6m x 3.6m) with stairs down to a bathroom and dressing room immediately below (4.4m x 2.8m)

A further staircase leads down to a cellar, boiler room with a further bedroom and shower room beyond (4.1m x 3.2m) and a living room (4.5m x 4.5m) with direct access to the terrace outside.

The top floor is currently being reconfigured with two bathrooms in construction. There are three large bedrooms (6.6m x 3.6m), (4.5m x 4.8m) (4.9m x 3.8m) and a mezzanine living room (3.8m x 2.8m)

Outside there is a large garage which could be converted to a gîte with appropriate permission. There are several small agricultural buildings.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES