

Beautifully renovated property with a gîte in the dovecote, swimming pool and outbuildings.

EXCLUSIVE



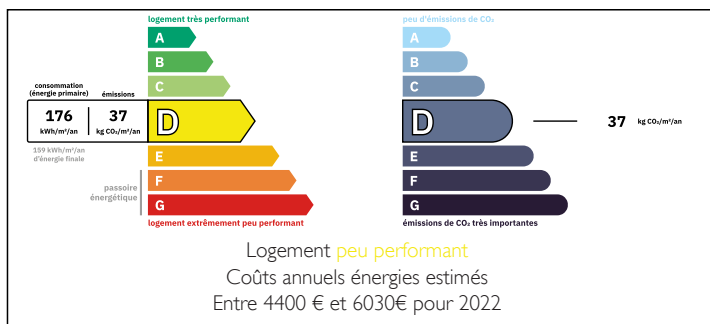
INFORMATION

Town:	Saint-Sardos
Department:	Lot-et-Garonne
Bed:	6
Bath:	2
Floor:	260 m2
Plot Size:	10000 m2

IN BRIEF

The property features a renovated Maison de Maître with a pool and a dovecote, which can be used as a gîte or guest house. A large, park-like, fully fenced property with mature trees and several outbuildings offers the opportunity to keep animals.

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.



DESCRIPTION

Beautiful maison de maître with park-like grounds – ideal for horse and animal lovers. Built in 1804 and lovingly restored, the property is located on a small road surrounded by organic plum trees, just a few kilometres from shops, restaurants, schools, doctors and other amenities.

On the ground floor there is an entrance hall with a central corridor, a dining room with a separate living room with its own corridor, a salon and a fully equipped kitchen with a beautiful wood-burning stove, another room, a shower room with Italian shower and toilet, and a separate toilet.

On the first floor there are three beautiful bedrooms, another room and a large double bedroom with a mezzanine and balustrade, a shower room with Italian shower and toilet.

The property harmoniously combines modern amenities such as double glazing, oil heating and two fireplaces with charming original features. The total living area is 260 square metres. The roof has been renewed and a new wooden staircase has been installed. The attic is completely insulated.

The park-like garden with large trees and old oaks is completely fenced and has an electric gate system. On the grounds there is an open garage for four vehicles, a barn and other small outbuildings, which can also be used as stables for animal lovers. There is a well with a groundwater pump for watering the garden on the property, and the garden also has an automatic irrigation system.

The recently renovated and completely fenced-in pool with a new...

LOCAL TAXES

Taxe foncière: 1070 EUR

Taxe habitation: EUR

NOTES