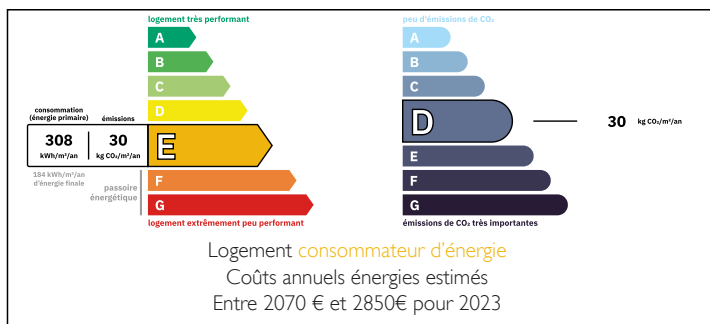


## UNDER OFFER: Charming Three-Bedroom Country Home with Over a Hectare of Land

### EXCLUSIVE



### ENERGY - DPE



### INFORMATION

Town:	Saint-Pé-Saint-Simon
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	80 m <sup>2</sup>
Plot Size:	10000 m <sup>2</sup>

### IN BRIEF

Tucked away on the outskirts of a picturesque Gascon village, this delightful property enjoys sweeping views across the surrounding countryside and is set within a generous, fully enclosed garden bordered by private, mature woodland.

The house, built in 1975, offers a practical and inviting layout with three bedrooms, a well-equipped kitchen, and open-plan living area—ideal for those seeking peace, privacy, and space to relax. The expansive grounds provide a wonderful outdoor haven for both children and adults to enjoy.

Perfectly positioned near the Parc Naturel Régional des Landes de Gascogne—one of Western Europe's largest forested areas—this property is a dream for nature lovers, walkers, and those looking for a rural escape.

Whether you're looking for a serene holiday retreat,

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

Charming Single-Level Home with Spacious Grounds and Forest Surroundings

Set on a single level, this delightful home welcomes you with a covered front porch—perfect for relaxing outdoors in any season.

Inside, the front door opens into a generous 33m<sup>2</sup> open-plan living and dining area, offering a bright and versatile space for everyday living and entertaining. Adjacent is a well-appointed 9m<sup>2</sup> kitchen, complete with a separate laundry area (2.5m<sup>2</sup>) for added convenience.

A central hallway—featuring built-in storage—leads to three bedrooms:

- \* Bedroom 1 (9.5m<sup>2</sup>)
- \* Bedroom 2 (7.5m<sup>2</sup>)
- \* Bedroom 3 (5m<sup>2</sup>)

The layout also includes a modern shower room (4m<sup>2</sup>) and a separate WC (2m<sup>2</sup>), ideal for family living or hosting guests.

Outside, an attached covered hanger provides useful additional space for storage, parking, or a workshop.

The property is set within its own grounds, with lawns and a private forest area surrounding the home—offering peace, privacy, and a natural retreat right on your doorstep.

Prime Location at the Crossroads of Three Stunning Regions

Nestled at the southernmost tip of the Lot-et-Garonne, this exceptional property enjoys a privileged position where the Lot-et-Garonne, Gers, and Landes departments meet — each offering its own unique charm, landscape, and cultural richness. This is a rare opportunity to enjoy the best of

## LOCAL TAXES

Taxe habitation: EUR

## NOTES