

Charming Renovated 5-Bedroom Country Home with Pool, Garden & Flexible Layout



INFORMATION

Town:	Espiens
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	290 m2
Plot Size:	20000 m2

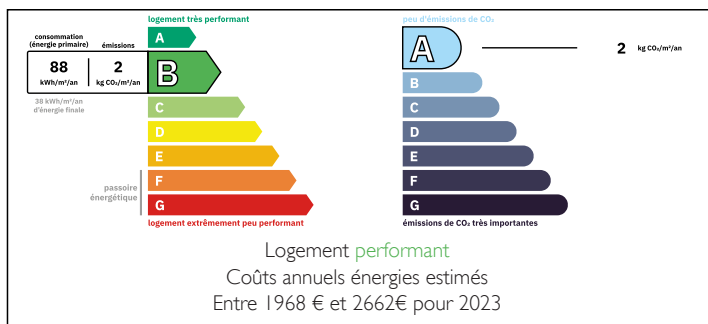
IN BRIEF

Nestled in the peaceful countryside just 7 minutes from the market town of Nérac, this beautifully renovated 5-bedroom home blends character, comfort, and flexibility. Surrounded by vineyards and landscaped gardens, it features a saltwater pool, excellent energy efficiency, and inviting indoor/outdoor living spaces.

A private entrance leads to a self-contained 2-bedroom ground-floor annexe with a bathroom, dressing room, and workshop—ideal for guests, multigenerational living, or rental income.

The main house offers three spacious upstairs bedrooms, a bright modern kitchen, a cozy living room, and a dedicated office. Additional amenities include a laundry room, garage, carport, and sunlit terraces perfect for al fresco dining.

ENERGY - DPE



Whether as a permanent residence, serene holiday

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 foncière: 2463 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Approach & Setting:

Accessed via a peaceful private road near the picturesque hilltop village of Espiens, this property offers a true sense of arrival and seclusion. Nestled within expansive, landscaped gardens and surrounded by rolling countryside and vineyards, the home provides a serene rural retreat.

Interior Layout:

On the ground floor, a spacious 30m² open-plan kitchen and dining area opens through glass sliding doors onto the garden, creating an ideal space for indoor-outdoor living. A bright 27m² living room extends to the front terrace and pool, while a large 21m² laundry and utility room offers practical access to a rear courtyard. There is an office or formal dining room with stairs to the first floor and a WC on this level for added flexibility.

The guest or annexe wing includes two bedrooms (23.5m² and 10m²), a modern 7m² shower room, a 7m² dressing room, a separate WC, and a generous 28m² workshop. Each room in this wing enjoys direct access to the garden through sliding doors, offering comfort and independence for visitors or potential renters.

Upstairs, the first floor has three generously sized bedrooms. Bedroom three (28.5m²) overlooks the pool and gardens, while bedrooms four (22m²) and five (30m²) feature charming sloped ceilings. A spacious 14.5m² family bathroom includes double sinks, a bath, shower, and dual-aspect windows. A separate WC completes the upper level.

Exterior & Grounds:

Set within beautifully maintained grounds, the property is enveloped by nature, vineyards, and uninterrupted country views. A spacious paved terrace with a pergola provides...