

## Charming Three-Bedroom Country Home with Expansive Garden & Countryside Views

EXCLUSIVE



## INFORMATION

Town:	Saint-Pé-Saint-Simon
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	6710 m <sup>2</sup>

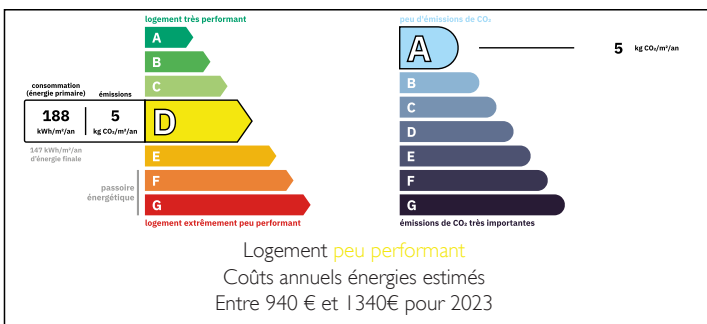
## IN BRIEF

Escape to the heart of the Gascon countryside with this delightful single-storey home, set within over 6,700 m<sup>2</sup> of fully enclosed gardens. Built in 1997 and thoughtfully laid out across 110 m<sup>2</sup>, the property features three bedrooms, a spacious open-plan living area, a well-equipped kitchen, and a large covered terrace—ideal for al fresco dining.

Nestled just outside a picturesque village and offering sweeping views of the surrounding landscape, this home is perfect for those seeking tranquillity, space, and the charm of rural life. Additional highlights include a heat pump, wood-burning stove, garage conversion, and versatile outbuildings.

Ideally located at the crossroads of the Lot-et-Garonne, Gers, and Landes regions—and just a short drive to vibrant market towns, thermal spas, and the vast Parc Naturel Régional des Landes de Gascogne—this property offers a rare blend of

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Set in a serene, edge-of-village location, this charming 3-bedroom home offers practical, comfortable living with a generous footprint and stunning outdoor space.

### Interior Features:

Living/Dining Room (38 m<sup>2</sup>): Light-filled open-plan area with dual-aspect French doors, perfect for relaxing or entertaining.

Kitchen (10 m<sup>2</sup>): Centrally located, fitted, and adjacent to both the dining area and rear utility room.

Bedrooms: Three well-proportioned rooms (10.5–11 m<sup>2</sup>), all with garden views.

Bathroom (7 m<sup>2</sup>) & WC (1.7 m<sup>2</sup>): Modern and conveniently located.

Multi-use Utility Room (22 m<sup>2</sup>): Former garage with sliding glass doors—ideal as a laundry, workshop, office, or studio.

Covered Terrace (22 m<sup>2</sup>): A standout feature, open to the garden on two sides, offering a shaded outdoor space for dining or relaxing.

### Exterior Features:

Fully Enclosed Plot (6,710 m<sup>2</sup>): Extensive grounds ideal for gardening, pets, or play, with a mix of lawn, trees, and open field.

Outbuildings & Shed: Useful additional storage or potential for further development.

Ample Parking: Private driveway and space for multiple vehicles.

Heating: Efficient heat pump system and cosy wood-burning stove for year-round comfort.

Prime Location – Where Three Regions Meet

Situated at the meeting point of Lot-et-Garonne, Gers, and Landes, this property offers access to