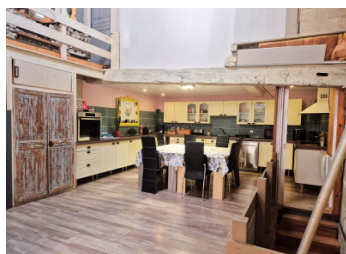


Spacious 5-bed family home with flexible layout, cinema room and terrace between Eymet & Duras



## INFORMATION

Town:	Moustier
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	283 m2
Plot Size:	474 m2

## IN BRIEF

Between Eymet and Duras, this very spacious home offers flexibility for a growing or extended family.

Arranged over three levels, it includes 5 bedrooms (one with en-suite), an additional ground-floor bathroom, and several reception rooms including a cinema room, large family rooms, an open-plan salon with kitchen, and a children's playroom. There are also workshop and storage areas, plus a C energy rating.

The house has been a happy family home, with school bus access close by and the amenities of Allemans-du-Dropt just 3 minutes away.

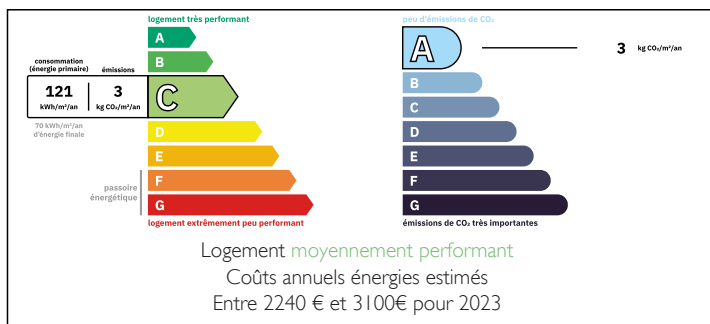
Outside, there is a closed and private terrace adjacent to the house, perfect for outdoor dining, with parking opposite.

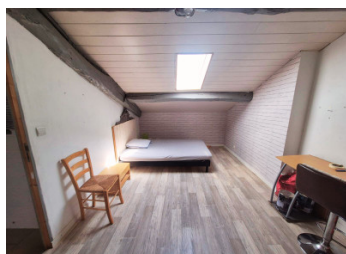
Some updating is required, particularly the staircases,

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.

## ENERGY - DPE





## LOCAL TAXES

**Taxe foncière: 1046 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### Ground Floor

The house opens into a generous entrance salon (44 m<sup>2</sup>) with patio doors to the courtyard, offering a welcoming heart of the home. From here, a versatile office/utility/boot room (20 m<sup>2</sup>) provides practical space for family life. An inner hall (8 m<sup>2</sup>) connects to a shower room with WC (7 m<sup>2</sup>) and leads to the highlight of the ground floor — a cinema room (21 m<sup>2</sup>), perfect for movie nights or as an additional family space. The hall also gives direct access to the adjoining garage, which leads through to a boiler room housing the thermodynamic water tank.

### First Floor

Upstairs, the accommodation continues with a spacious kitchen (29 m<sup>2</sup>), open to a large salon/family room (35 m<sup>2</sup>) with full ceiling height and a roof window. A pellet burner has been installed here, providing efficient and modern heating. The parental suite (28 m<sup>2</sup>) includes a bedroom, shower area, separate WC and the comfort of reversible air-conditioning. This floor also offers a hallway (4 m<sup>2</sup>) and two further bedrooms: Bedroom 2 (12 m<sup>2</sup>) and Bedroom 3 (19 m<sup>2</sup>).

### Second Floor

The converted attic adds even more flexibility. Above the kitchen is a mezzanine-style room to finish (10 m<sup>2</sup>), open to the space below, which could become a further bedroom, hobby room or reading nook. Bedroom 4 (10 m<sup>2</sup>) and Bedroom 5 (12 m<sup>2</sup>) provide additional sleeping space, complemented by a useful storage room (4 m<sup>2</sup>). Overlooking the salon is a mezzanine (12 m<sup>2</sup>), currently used as a children's...