

## Stylish 3-Bedroom Home | Pool, Guest Chalet & Easy-Care Outdoor Living



## INFORMATION

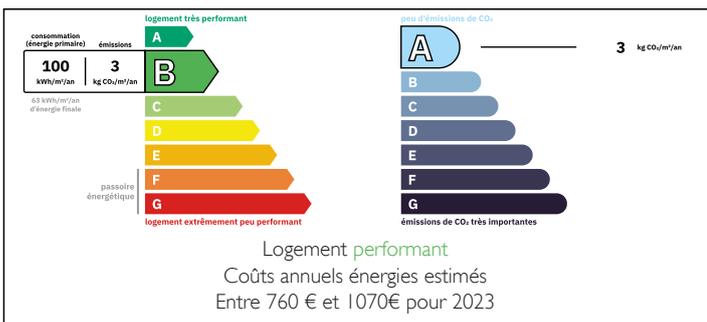
Town:	Fumel
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	2400 m <sup>2</sup>



## IN BRIEF

Set against the backdrop of the Monsempron-Libos priory, this beautifully presented home blends modern comfort with easy outdoor living. With a pool, guest chalet, landscaped gardens and excellent connections to amenities and transport, it offers a rare balance of peace, practicality and style.

## 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.



## DESCRIPTION

Nestled in beautifully landscaped grounds and offering charming views of the Monsempron-Libos priory, this single-storey home is both inviting and practical. Whether you're searching for a welcoming family residence with plenty of room to entertain, a lock-up-and-leave holiday retreat, or a future-proof forever home—this one has it all.

### Living Space

The living room spans approximately 31.45 m<sup>2</sup>, filled with natural light, adorned with exposed beams, tiled floors, and a cozy wood-burning inset. It opens directly onto the terrace overlooking the pool. A separate dining area of 10.08 m<sup>2</sup> connects seamlessly to the living space, creating a natural flow for family meals and gatherings. The kitchen measures about 8.53 m<sup>2</sup> and, along with a handy utility room of 5.22 m<sup>2</sup>, ensures daily life is both convenient and tidy.

There are three comfortable bedrooms:

A master suite of 11.64 m<sup>2</sup> with its own walk-in wardrobe of 6.98 m<sup>2</sup>

A second bedroom of 9.90 m<sup>2</sup>

A third bedroom of 11.20 m<sup>2</sup>, currently used as an office but easily adaptable

A family bathroom with both a bathtub and a walk-in shower completes the interior.

### Guest Chalet & Outbuildings

Guests will feel right at home in the private 19.11 m<sup>2</sup> chalet, which includes a lounge, bedroom, and shower facilities. A spacious 53.12 m<sup>2</sup> garage offers secure parking and storage.

### Outdoor Living

The outdoor space is designed for relaxation and

## LOCAL TAXES

Taxe foncière: 1637 EUR

Taxe habitation: EUR

## NOTES