

Exceptional 3-bedroom country house with pool, solar panels, outbuildings and 3.6 hectares of land.



INFORMATION

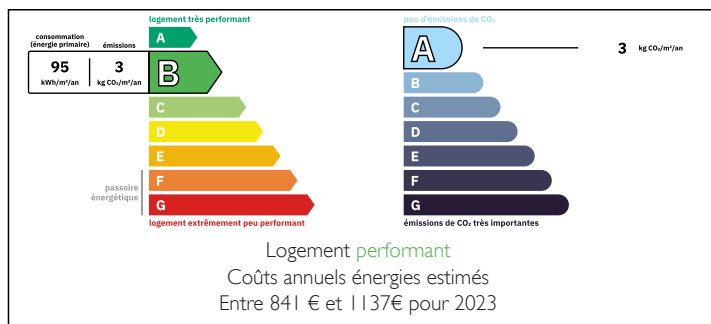
Town:	Sainte-Maure-de-Peyriac
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	137 m2
Plot Size:	36000 m2

IN BRIEF

This beautifully restored stone home combines rustic charm with modern comforts, set in 3.6 hectares of private grounds in the tranquil countryside near Sainte-Maure-de-Peyriac. Offering spacious living areas, a saline swimming pool, solar panels with income potential, and versatile outbuildings, this property is perfect for families, nature lovers, or entrepreneurs seeking a lifestyle business.

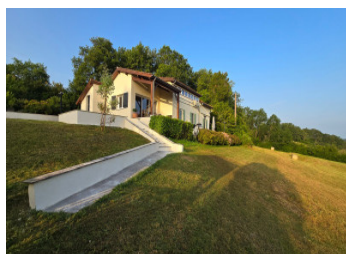


ENERGY - DPE



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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 the serene Lot-et-Garonne countryside, this enchanting stone house is a rare find blending character, comfort, and opportunity. Surrounded by natural beauty, the home boasts breathtaking panoramic views and exceptional privacy, just a short drive from the historic village of Sos.

Inside, the well-planned 150 m² living space features:

A bright salon (27 m²) and dining room (24 m²) complete with a cozy wood-burning stove

A fully equipped kitchen (11.5 m²) plus a separate summer kitchen (16 m²), ideal for entertaining

Three comfortable bedrooms: a master (12 m²) and two additional bedrooms (11 m² each), one with ensuite shower room

A dedicated office (10 m²) with its own shower, a family bathroom (10 m²), a library (11 m²), and utility room (4 m²)

High-quality finishes include travertine floors, underfloor heating, reversible air conditioning, and two wood-burning stoves, ensuring year-round comfort. Solar panels (installed 2021) provide eco-friendly energy and generate approximately €500 annually from surplus electricity sales.

The exterior is equally impressive with meticulously landscaped grounds divided into three distinct zones:

A 10 × 5 m saline swimming pool with new liner, granite edging, expansive terrace (renovated 2023), and poolside kiosk perfect for relaxation

Lush natural surroundings that attract local wildlife including deer, hares, and squirrels.

Outbuildings comprising an atelier, chalet, gym (14 m²), and additional storage spaces.

LOCAL TAXES

Taxe habitation: EUR

NOTES