

## Charming Renovated Colombage Cottage with Garden – Peaceful Countryside Retreat



## INFORMATION

Town:	Saint-Pé-Saint-Simon
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	47 m <sup>2</sup>
Plot Size:	307 m <sup>2</sup>

## IN BRIEF

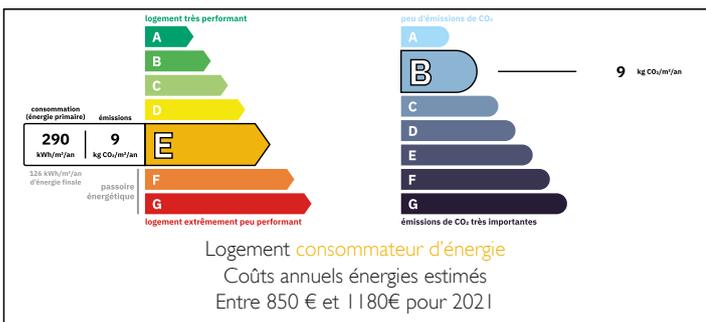
Renovated 46 m<sup>2</sup> half-timbered cottage with garden, workshop, and modern amenities, set in a quiet rural hamlet surrounded by forests. Just a short drive from lively market towns, this neat, low-maintenance property is ideal as a lock-up-and-leave home, holiday getaway, or creative retreat.

### Key Features:

- \* Renovated colombage (half-timbered) exterior
- \* Bright open-plan living area with double-height ceiling
- \* Modern fitted kitchen and bathroom
- \* Two mezzanine sleeping areas
- \* Separate workshop/studio (18.5 m<sup>2</sup>)
- \* Double glazing throughout
- \* Peaceful location near the La Gélise river
- \* Easy access to Nérac, Condom, and the Parc Naturel Régional des Landes de Gascogne
- \* Ideal as a holiday home or rental investment

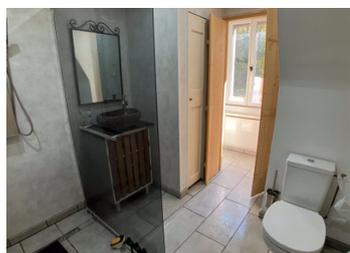


## ENERGY - DPE



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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

Located at the meeting point of Lot-et-Garonne, Gers, and Landes, this 46 m<sup>2</sup> renovated cottage blends traditional craftsmanship with modern comfort. Its restored colombage façade retains authentic rural character, while inside the spaces are bright, functional, and well designed.

The house sits on a quiet country lane with a front garden laid to lawn—perfect for relaxing outdoors and enjoying the peaceful setting. Inside, the 30 m<sup>2</sup> open-plan living area features exposed beams, a double-height ceiling, and generous natural light. The recently updated kitchen and bathroom (4 m<sup>2</sup>) include modern fittings and appliances for everyday convenience.

Two mezzanine rooms (each approx. 11.5 m<sup>2</sup>) are accessed by ladder-style staircases and currently serve as sleeping areas overlooking the main living space. Their sloped ceilings and exposed beams add warmth and character. At the rear, a small terrace and BBQ area provide a pleasant spot for outdoor dining.

An adjoining 18.5 m<sup>2</sup> workshop/studio with front and rear access offers flexibility for creative work, hobbies, or additional storage.

Set amid open countryside near the La Gélise river and the Landes de Gascogne Regional Park, the property is ideal for nature lovers, walkers, and cyclists.

Despite the peaceful surroundings, it remains well connected:

Agen TGV: 55 min (direct to Paris, Bordeaux, Marseille)

Airports: Pau 1h30, Bordeaux 1h35, Toulouse 1h50, Bergerac 1h55

Nérac: approx. 30 min (27 km)

Eauze: approx. 20 min (16 km)

Castelnau-d'Auzan: approx. 10 min (8 km)

Condom: approx. 25 min (23 km)

## LOCAL TAXES

Taxe habitation: EUR

## NOTES