

Between Bergerac and Villeneuve, 7 minutes from a golf course, large stone house in a quiet location.



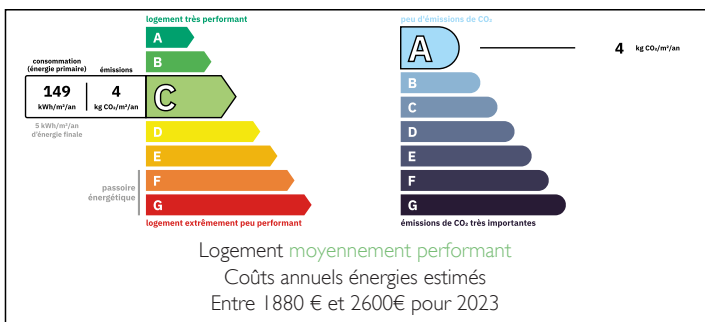
INFORMATION

Town:	Beaugas
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	165 m2
Plot Size:	30000 m2

IN BRIEF

Discover a true haven of peace, a characterful stone house in an ideal location. This exceptional property is set on a private estate of over 3 hectares, completely secluded and accessible via a private driveway. The grounds are beautifully wooded with pine and oak trees, guaranteeing absolute tranquillity, with no neighbours or overlooking properties. The house itself has been designed with high-quality materials that emphasise its authenticity and charm. It is organised around a huge, light-filled veranda, which serves as an additional living room, complete with an ideal open fireplace. The interior offers high-quality features: a fully equipped and functional kitchen, a living room opening onto an intimate patio, and three good-sized bedrooms, a separate dressing room, a full bathroom and a separate toilet. The living room opens onto a pool area with a canopy. A garage and...

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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

The house is a single-storey property of approximately 165m² divided into:

- A 49m² living room with open fireplace
- A fully equipped 27m² kitchen
- A 32m² lounge
- An intimate 21m² patio
- A 16m² bedroom
- An 11m² bedroom
- A bedroom of 11m²
- A bathroom/shower room of 9m²
- A dressing room of 6m²
- A garage also serving as a boiler room and laundry room of 25m²

The swimming pool measures 4m x 8m, is chlorinated and has a new liner. It can be heated by a heat pump.

Heating and hot water are provided by a heat pump.

Reversible air conditioning is installed in the living room and lounge.

Sewage is treated via a septic tank that complies with current standards.

Access to the property is via a private driveway closed by an electric gate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 950 EUR

Taxe habitation: EUR

NOTES