

Enchanting 5-Bed Stone Home with Pool, 4 Hectares (9.88 acres) of Land and breath-taking Countryside Views



INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	180 m2
Plot Size:	40372 m2

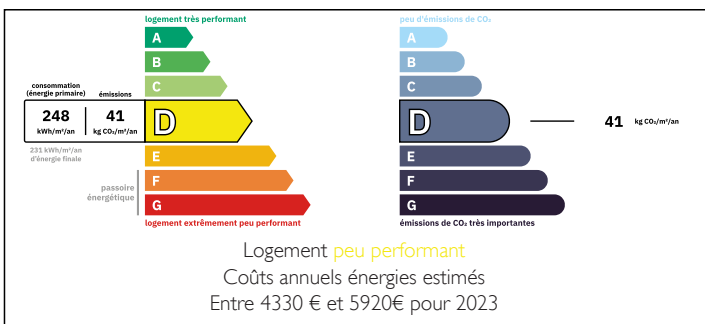
IN BRIEF

Nestled in the heart of the French countryside, this stunning 5-bedroom stone home, built in 1996, offers a harmonious blend of timeless charm and contemporary comfort. Surrounded by one hectare of meticulously landscaped gardens and complemented by an additional three hectares, the property boasts panoramic views over rolling fields and tranquil pastures.

The home features a three-car carport and a swimming pool with a terrace and pergola, providing the perfect vantage point to soak in the spectacular scenery. The grounds include pasture with a water point for animals and a truffle oak plantation, offering both leisure and a touch of exclusivity.

Conveniently located just 2 km from local amenities, 10 minutes from Eymet, 15 minutes from Duras, and 30 minutes from Bergerac Airport, this property provides the ideal combination of rural tranquility and accessibility. A rare opportunity to own a...

ENERGY - DPE



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.



DESCRIPTION

Ground Floor

- Entrance veranda (6.49 m²) with traditional tiled floor
- Entrance hall (2.61 m²) with fitted storage
- Open-plan kitchen/dining area (31.10 m²), fully fitted and equipped with gas hob, oven, and custom-made wood cooker. Access to terrace and garden.
- Living room (42.02 m²) with original stone fireplace, exposed beams, and patio doors with countryside views.
- Utility/laundry room (7.99 m²) with sink, water heater, and shelving.
- Bedroom 1 (16.65 m²) with fitted wardrobes
- En-suite bathroom (10.03 m²) with bath, walk-in shower, vanity unit, and storage
- WC (1.37 m²)
- Bedroom 2 (12.45 m²) with en-suite shower room (3.87 m²)
- Separate WC (1.62 m²)

First Floor

- Landing (12.11 m²) with exposed beams
- Bedrooms 3 & 4 (9 m² and 10 m²) with parquet flooring
- Bedroom 5 (25.07 m², attic style) with extensive fitted storage
- Shower room (3.76 m²) and WC (1.47 m²)

Basement Level

Full basement comprising:

- Billiard room (27.08 m²)
- Wine cellar (15.10 m²)
- Storage/boiler room (39.31 m²) with gas condensing boiler and garden access
- Additional room (15.71 m²)
- Pool technical room (10.18 m²)

Exterior

- Large covered and tiled terrace with countryside views
- Second covered terrace with wrought-iron pergola
- Garden area of approx. 9,000 m² enclosed by fencing and electric gate
- Land with pasture area, water point for animals, and a truffle oak plantation

LOCAL TAXES

Taxe foncière: **1690 EUR**

NOTES