

Charming, authentic country house with 1.4H of land bordering a stream, seperate gite, outbuildings and pool.



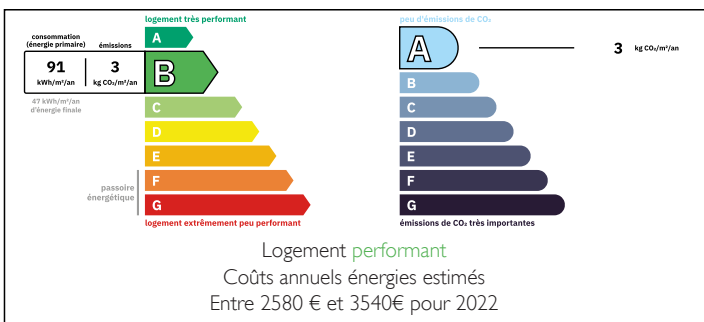
## INFORMATION

Town:	Fauillet
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	310 m2
Plot Size:	14000 m2

## IN BRIEF

Stunning fully renovated country house with lots of space, traditional features, seperate 1 bedroom gite fully renovated situated near Fauillet halfway between Bordeaux and Toulouse in the pretty Lot and Garonne countryside.

## 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

Lots of period features including exposed beams and stone walls make this country house really cosy and full of charm. Fully renovated and ready to move into located just outside the village of Fauillet in a secluded location surrounded by greenery.

### Ground Floor

Large lounge /dining room (60m<sup>2</sup>) with open fireplace and original tommettes tiles.

Fully fitted kitchen.

Second kitchen with professional cold store

Laundry room

Master bedroom with ensuite bathroom and patio doors leading out to the pool area.

### 1st Floor

3 large luminous bedrooms

2 bathrooms

Large mezzanine area

Separate gîte with lounge/diner, bedroom and bathroom separated from the main house by a delightful covered terrace connecting the garden and the pool area.

Large enclosed garden of 5000m<sup>2</sup> with 1,4 hectares of land in total bordering a stream.

Stunning 9m x 3.5m saltwater pool with electric cover, leading out to a large covered terrace, numerous outbuildings including an original tobacco during barn with solar panels on the roof which generate an additional income of approx. 10,000€ per annum

There is even a traditionnel wood fired bread/pizza oven

The house has recently had a program of renovation work including an extension to create a ground floor bedroom, ensuite and laundry, the creation of a separate gîte and the pool installation. There is air conditioning throughout and heated floor in the extension.

## LOCAL TAXES

Taxe foncière: 1928 EUR

Taxe habitation: EUR

## NOTES