

Superbly appointed house with 5 beds, beautiful location and pool



## INFORMATION

Town:	Hautefage-la-Tour
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	176 m <sup>2</sup>
Plot Size:	8155 m <sup>2</sup>

## IN BRIEF

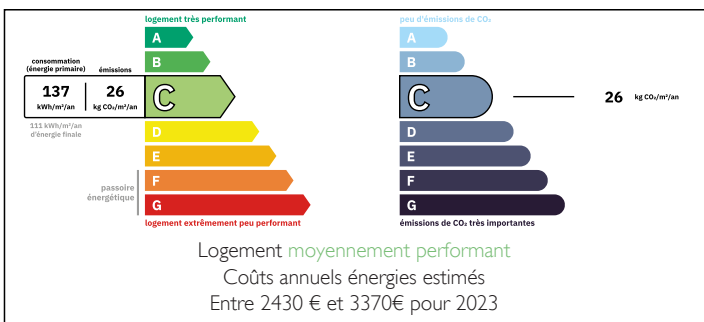
A rare opportunity to buy a superbly finished and maintained five-bed house in this tranquil commune of Lot-et-Garonne.

Complete privacy is guaranteed. Beyond the electric gates lie beautifully designed and maintained gardens with in-ground pool in this country setting.

With wrap-around elevated terraces offering outdoor living directly from the lounge and kitchen, this is a house for relaxing and sharing life.

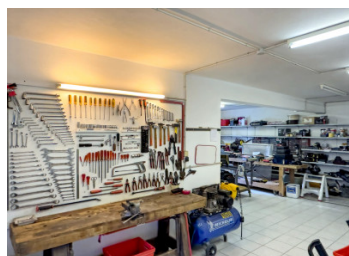
Agen is a short drive away, and easy to connect with all the large shops and services needed on a daily basis along with the excellent transport links. The A62 autoroute takes you to Bordeaux and Toulouse and the TGV rail link also takes you to both cities in around 60 minutes with Paris around three hours away by train.

## 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

The house comprises:

Entrance lobby with handmade wooden staircase (2.8m x 4.1m) leading on to the;

Kitchen (3.9m x 3.5m) including fitted units and appliances with double glazed doors to the outdoor terrace. The kitchen opens to the;

Dining room (4.0m x 3.6m) with the;

Sitting room (8.0m x 4m) and double glazed doors to the outdoor terrace.

Also on the ground floor there are three bedrooms (one currently used as an office and another as a dressing room) (4.0m x 3.5m, 4.0m x 3.5m and 3.0m x 3.5m)

There is a ground floor toilet and a separate bathroom (3.0m x 3.5m)

Upstairs there are two further bedrooms (4.0 x 3.9m and 4.0m x 3.5m) and a shower room (3.7m x 2m)

On the lower ground floor there are:

Two garages (7.2m x 3.5m and 7.2m x 4.7m)

Three workshops (7.8m x 3.8m, 7.8m x 4.2m and 4.9m x 4.0m)

A laundry (6.2m x 3.8m)

A beautifully maintained family residence set in a tranquil, country environment with complete privacy yet a short drive to Agen. With approximately 180 m<sup>2</sup> of living space spread over two levels, this inviting home offers comfort in a peaceful rural setting.

The bright and spacious living area, includes a cozy fireplace is perfect for relaxing evenings. The kitchen, open to the living space, provides ample room for daily living, while five large bedrooms offer comfortable accommodation for family and guests. A large basement adds versatile space—ideal for use as a garage, workshop, storage, or hobby area.

## LOCAL TAXES

Taxe foncière: 2152 EUR

Taxe habitation: EUR

## NOTES