

Impressive maison de maitre, pigeonier , stone barn, wood. barn and pool on the LOT Valley



EXCLUSIVE

INFORMATION

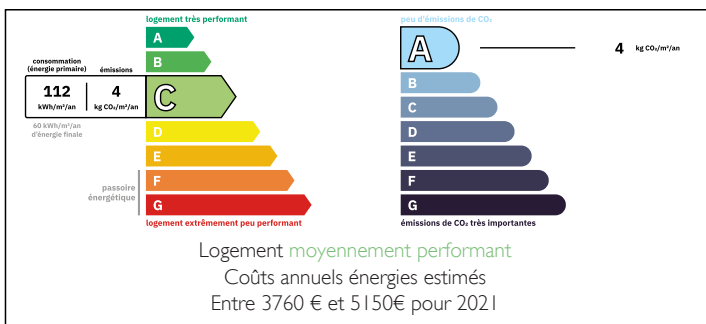
Town:	Castelmoron-sur-Lot
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	350 m2
Plot Size:	10000 m2



IN BRIEF

Here we have an attractive large maison de maitre style house built at the turn of the century but having undergone a lot of updating by current owners; Offering 2 reception rooms, and 4 bedrooms and a huge renovated attic, this house is perfect as a spacious home or holiday home to receive large family gatherings.

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

Wide entrance hall leading to new fully fitted modern kitchen, with large utility, and huge boiler room ideal for storage. ground floor bedroom, large sunny L shaped lounge and dining room opening onto rear terrace and gardens, with open fireplace and lots of light. Glazed sunroom, ideal for over wintering plants. Downstairs WC.

Original turned wooden staircase to first floor, with large central library area and office space, 3 good size square bedrooms, one newly fitted shower room with WC, and a huge family bathroom with central bath, shower and WC. Upstairs again to very large attic space converted into bedroom and playroom for grandchildren, with bathroom and WC and a dressing/storage room.

OUTSIDE: there is a stone dovecote used for garden tools, a large swimming pool with new terracing, a stone barn and a separate tobacco barn used for garaging and workshop/storage. The well stocked gardens are enclosed, with mature trees and flowering shrubs, there is private parking, a well, and nice views all round over orchards and fields.

Situated along the LOT valley 5kms from both CASTELMORON SUR LOT and CLAIRAC, both market towns, roughly half way between BORDEAUX and TOULOUSE with motorway access at 20kms, rail TGV connections 25kms, and airports BERGERAC 60kms, BORDEAUX 70kms and TOULOUSE 85kms.

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES