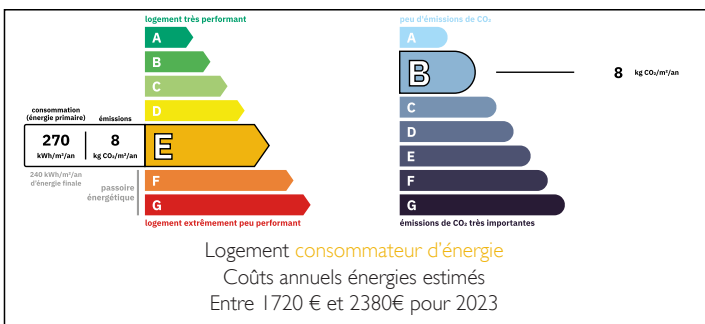


Charming stone cottage with three bedrooms, two bathrooms, kitchen/diner and sitting room, pool and garage

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Gavaudun
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	127 m <sup>2</sup>
Plot Size:	1478 m <sup>2</sup>

## IN BRIEF

Set in the heart of the countryside on the Lot-et-Garonne/Dordogne border, this character house is steeped in history.

The tasteful and sensitive renovation has retained all the classic features such as the stone walls and oak beams while making it a comfortable home for year-round living or for holidays.

Sitting at the end of a no-through road, there is no passing traffic yet it sits only a couple of minutes by car to all the local amenities of Lacapelle-Biron. Larger supermarkets, shops and a station sit only 20 minutes away.

The house includes a light and spacious sitting room with log burning stove, a kitchen/diner with log burning stove and a ground floor double bedroom and adjacent shower room. Upstairs there are two further double bedrooms with a shared bathroom.

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 final approach to this delightfully restored stone barn is via a no-through-road serving a tiny hamlet on the edge of Gavaudun.

The house has a garden composed of lawns, mature trees and paved covered terraces to the front and rear of the property. A large in-ground pool (with newly installed liner) looks over meadows and woods. A more tranquil place is hard to imagine.

Attached to the house is a garage which features the old village bread oven. There is also a covered seating area with pool technical room behind.

The house is accessed through a door from the rear covered terrace to the kitchen (5.1m x 4.9m) which includes a range of fitted units and a wood burning stove.

To the right there is a large sitting room (5.4m x 5.0m) with double aspect looking over the surrounding fields. This well-proportioned room is full of charm with stone walls, exposed beams and a wood burning stove. This room is fit for cosy winter evenings or lazy summer days.

To the far side of the kitchen there is a hallway and stairs to the first floor. A shower room with toilet and basin (2.1m x 1.8m) serves the adjacent ground floor double bedroom (4.6m x 3.0m)

Upstairs there are two further double bedrooms (5.0m x 4.7m and 4.8m x 3.2m) with a bathroom (2.0m x 1.9m) including bath, toilet and basin.

This house is suited to year-round living but functions well as a holiday home with easily maintained gardens.

Sitting on...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES