

Enchanting stone property with an abundance of original features, with Valley Views, Near Eymet



INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	4951 m2

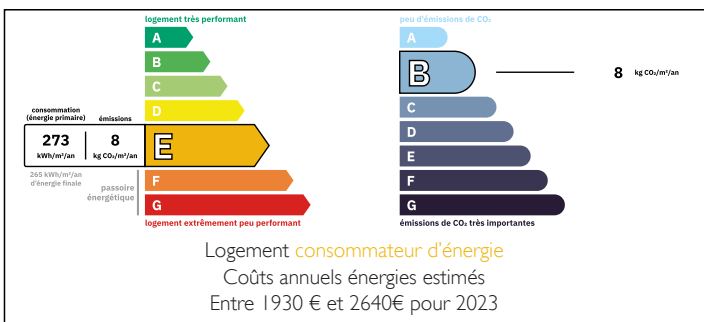
IN BRIEF

Nestled on the edge of a charming hamlet close to Loubès-Bernac, this remarkable stone property offers a rare opportunity to own a piece of history. Believed to date back to the mid-14th century and once forming part of a small monastery, the house has retained an abundance of original features that beautifully reflect its heritage and character.

Set within approximately half a hectare of land, the property enjoys an elevated position with stunning views across the picturesque Seignal Valley. Designed by the current owners as a summer retreat, it provides a peaceful rural setting while remaining conveniently close to local amenities, including a restaurant within walking distance. Bergerac Airport is just 24 km away, and the popular bastide town of Eymet is only 14 km from the property.



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.



NOTES

DESCRIPTION

The accommodation is both spacious and full of charm. Throughout the house, a wealth of authentic period details has been preserved, including an original bread oven, stone sink, and terracotta floor tiles.

Outside, the rear terrace captures breath-taking views over the valley and the land below.

A truly unique and atmospheric home, ideal as a holiday retreat, family residence, or character-filled countryside escape in the heart of south-west France.

Accommodation

Ground Floor

- Entrance Hall – 16.55 m²
- Guest Shower Room & WC
- Kitchen / Dining Room – 31.37 m²
- Utility Room
- Sitting Room – 36 m²
- Bedroom 1 – 33 m² with en-suite shower room and WC

First Floor

- Bedroom 2 – 20 m² with access to attic storage
- Bedroom 3 – 20 m²
- En-suite Shower Room – 7 m²

Outside

- Rear terrace captures charming views over the valley and land below.
- Approx. 0.5 hectares of land
- Front garden
- Attached stone barn – 26 m²

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