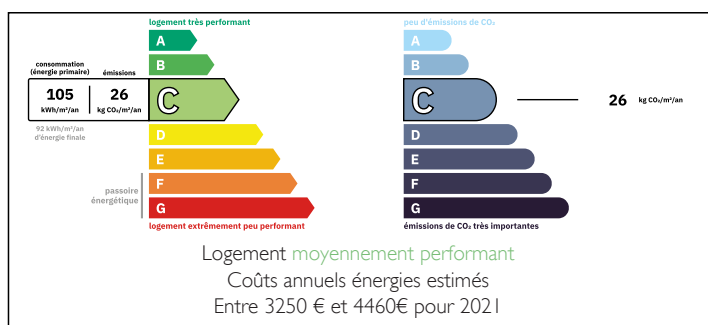


1h from Bordeaux, a large, characterful house with a guest house, requiring no renovation, garden and pool



ENERGY - DPE



INFORMATION

Town:	Saint-Martin-Petit
Department:	Lot-et-Garonne
Bed:	9
Bath:	4
Floor:	400 m2
Plot Size:	3000 m2

IN BRIEF

Just an hour from Bordeaux Airport and 5 minutes from local amenities, discover this superb stone-built home with timeless charm. Original beams, exposed stonework and authentic terracotta tiles enhance the spacious, unique rooms.

The main house comprises an entrance hall, a cosy lounge, a large living room with a fireplace, a huge kitchen-diner with a mezzanine above, 7 bedrooms, 2 shower rooms, a utility room and a scullery. A soundproofed studio completes this property, ideal for musicians or as a home office.

A detached guest house with a private courtyard features a living area with an open-plan kitchen, 2 bedrooms and a shower room, perfect for letting or entertaining.

Outside, the large landscaped garden features a saltwater swimming pool (8.5 x 4 metres) and a

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.



LOCAL TAXES

Taxe foncière: 1514 EUR

NOTES

DESCRIPTION

The main house is laid out as follows:

On the ground floor:

- An entrance hall of 12m²
- A living room of 19m²
- A kitchen-diner of 58m² with a fireplace and a 20m² mezzanine
- A double living room of 50m² with a fireplace
- A bedroom of 22m²
- A 13.60m² bedroom
- A 12m² bedroom
- An 11.30m² bedroom
- A 2.83m² bathroom
- A 5.53m² shower room
- A 15m² utility room
- A 17m² scullery

Upstairs:

- A 22m² landing with a 9m² mezzanine
- A 9.1m² bedroom
- A 15.51m² bedroom
- A 25m² bedroom
- An 11m² soundproofed room

The guest house comprises

- A 25m² living area with an open-plan kitchen
- A 15.9m² bedroom
- A 3.41m² shower room with toilet
- A 15.45m² bedroom upstairs

The pool house and workshop form a 31m² outbuilding

The barn measures 50m² and features a barbecue area

The carport measures 37m². It is equipped with a charging point for an electric car

Heating is provided by a reversible air conditioning system (with the option of oil-fired heating)

Hot water is supplied by the oil-fired boiler

All windows are double-glazed wooden frames

The private sewage system was refurbished two years ago
