

Beautifully Renovated Former Tile Factory with Guest Accommodation and Large Garage

EXCLUSIVE



INFORMATION

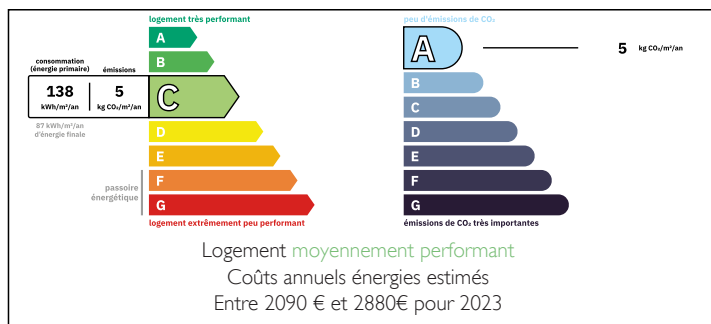
Town:	Lavergne
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	309 m2
Plot Size:	1754 m2

IN BRIEF

Former tile factory beautifully renovated into a unique 281 m² home with independent apartment, 120 m² garage and enclosed 1,754 m² grounds. Character, space and quality renovation in a peaceful setting.

Virtual tour and extra photos available on request.

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

Rich in character and history, this former tile factory has been thoughtfully renovated to create an exceptional property offering approximately 281 m² of living space in a peaceful setting.

The heart of the home is a spectacular open-plan living area where exposed beams, impressive ceiling heights and original architectural features combine to create a unique atmosphere. The space incorporates a lounge, living room and open-plan kitchen with dining area, perfectly blending authenticity with modern comfort.

The main house further comprises:

- Two bedrooms
- A shower room
- Separate WC
- Pantry
- Utility room
- Attractive internal courtyard

An attached independent apartment provides additional accommodation and includes:

- Two bedrooms
- Shower room
- Separate WC
- Kitchen and dining area

Ideal for hosting guests, accommodating extended family or generating rental income.

Outside, the enclosed grounds of approximately 1,754 m² offer privacy, landscaped gardens, several terraces and ample parking. The grounds are also suitable for the installation of a swimming pool, subject to the necessary permissions.

A major asset is the approximately 120 m² garage, offering extensive storage, workshop space or secure vehicle parking.