

Charming 3 Bedroom Stone Farmhouse with Pool, Terrace & Countryside Views in a Rural Setting.



INFORMATION

Town:	Saint-Avit
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	4428 m2

IN BRIEF

Nestled in the peaceful countryside of Saint-Avit, this charming stone farmhouse beautifully combines original character with modern comfort. Surrounded by nature on a generous plot, it offers a tranquil retreat while retaining all the charm of a traditional French home.

The accommodation includes a welcoming open plan living room & kitchen, a dining room, shower room, utility room, games room & three spacious bedrooms, including a stunning master suite with exposed beams & ensuite located on the mezzanine. Outside, the mature gardens offer a peaceful setting with plenty of space to relax & unwind. The swimming pool & terrace enjoy beautiful open views across the surrounding countryside, creating the perfect spot for outdoor living. Brimming with character & charm, this delightful property is ideally suited as a permanent residence, a holiday home, or a tranquil countryside retreat.

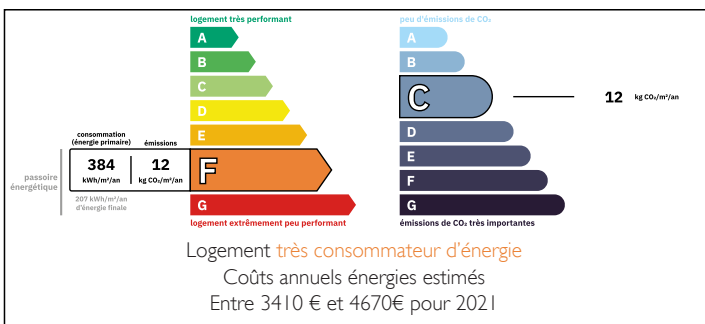
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NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. 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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 853 EUR

NOTES

DESCRIPTION

Lounge / Kitchen (approx 27.7m²)

- Wood burner
- Terracotta tiles
- Wooden beams and exposed stone

Dining Room (approx 8.6m²)

- Doors to terrace

Bedroom 1 (approx 26.3m²)

- Terracotta tiles

Bedroom 2 (approx 10.7m²)

- Wooden beams and exposed stone

Bathroom (approx 4.8m²)

- Wash hand basin, shower, WC

WC (approx 1.3m²)

Utilities (approx 2.4m²)

- Boiler & shelving

Corridor (approx 7.2m²)

- Terracotta tiles & wooden beams

Games Room (approx 25m²)

- Travertine floor

- Wooden beams and exposed stone

Mezzanine

Master Bedroom (approx 18.8m²)

- Wooden beams & exposed stone

Ensuite (approx 8.7m²)

- Wash hand basin, WC, bath

- Wooden beams

Pigeonnier

Terrace with outdoor oven

Swimming pool

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