

Detached country house with 4 bedrooms, hot tub and pool amongst sunflower fields.

## EXCLUSIVE



## INFORMATION

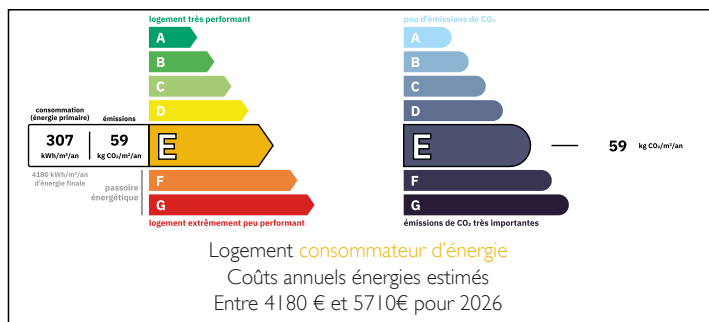
|             |                |
|-------------|----------------|
| Town:       | Clairac        |
| Department: | Lot-et-Garonne |
| Bed:        | 4              |
| Bath:       | 3              |
| Floor:      | 280 m2         |
| Plot Size:  | 11082 m2       |

## IN BRIEF

Great house, ideal for holidays or permanent living, has had new roof and electrics, pool in good condition with electric cover.

Situated 5 kms out of riverside village of Clairac with its river beach, cafes and restaurants and market place.

## 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.



## LOCAL TAXES

**Taxe foncière: 1 600 EUR**

## NOTES

## DESCRIPTION

Large lounge with fireplace and insert wood burning stove, new open plan kitchen with breakfast bar, opening onto large terrace for al fresco dining. 2 downstairs bedrooms, one opening onto covered terrace, one with en suite shower room and WC, separate shower room and WC. Up the original turned wood staircase to 2 further bedrooms and shower room with WC and large landing area.

There is a large attached double garage and workshop,

On the covered terrace there is a wood fuelled hot tub,

The superb swimming pool has an electric cover and new sunbathing terraces. There is a pool house, garden shed and well. The house has large enclosed gardens with some beautiful old trees, and there is a separate field ideal for horses or just playing game of cricket!

The house is 50kms from BERGERAC airport, BORDEAUX AND TOULOUSE airports are 70kms and 80kms, there is motorway access at 15kms and TGV connections in AGEN, the regions capital at 28kms.

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