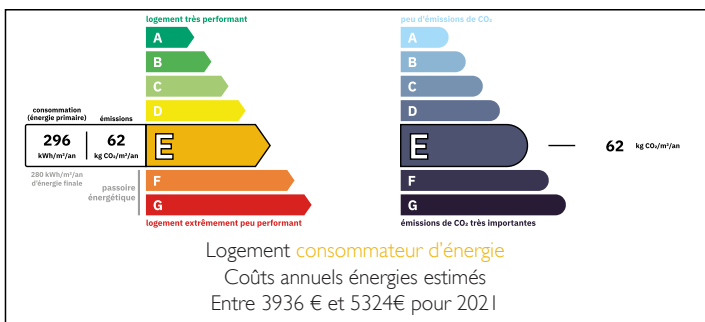


House with holiday cottage in a small, quiet hamlet just a few minutes from the fortified village of Vianne

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Vianne
Department:	Lot-et-Garonne
Bed:	5
Bath:	5
Floor:	205 m2
Plot Size:	3500 m2

IN BRIEF

Located in a quiet hamlet, just a few minutes from the historic fortified village of Vianne, come and discover this magnificent stone property complex that has retained all its authenticity with its exposed beams and beautiful period tiles. Ideal for a guesthouse/gîte project or a family home.

The main house features a charming traditional kitchen, a welcoming dining room, and a cosy living room on the ground floor. Upstairs, the night area offers three lovely ensuite bedrooms, including one duplex, as well as a single bedroom perfect for a child or an office.

A fully renovated guest house provides a bright living area with a kitchenette on the ground floor, and a full master suite upstairs. A detached garage and a large garden planted with trees (walnut, chestnut, olive, fig, and cherry trees) complete this exceptional property.

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.



DESCRIPTION

****The main house features:****

On the ground floor:

- * An entrance hall: 8 m²
- * A living room: 25.5 m² with fireplace
- * A dining room: 27 m² with fireplace insert
- * A kitchen: 25 m²
- * A laundry/utility room: 6 m²

Upstairs:

- * A duplex bedroom: 32 m² with ensuite bathroom (9 m²) and walk-in wardrobe (8.5 m²)
- * A bedroom: 15.2 m² with ensuite shower room and WC (9 m²)
- * A bedroom with ensuite shower room and WC: 28.6 m²
- * Bedroom 4: 12.5 m² (potential for a water supply/sink)

Technical details:

- * Oil heating
- * Single and double glazing
- * Hot water via electric water heater (cumulus)
- * Recent roof

****The guest house:****

- * A living room with kitchenette: 33.5 m²
- * Upstairs: a bedroom (14.5 m²) with ensuite shower room (8 m²) and walk-in wardrobe

Technical details:

- * Reversible air conditioning
- * Hot water via electric water heater (cumulus)
- * Double glazing throughout
- * Recent roof

****Stone garage (60 m²) with a recent roof****

****Sanitation:**** Septic tank

NOTES