



VIALEX International

Immobilier SAS

Ref
47616



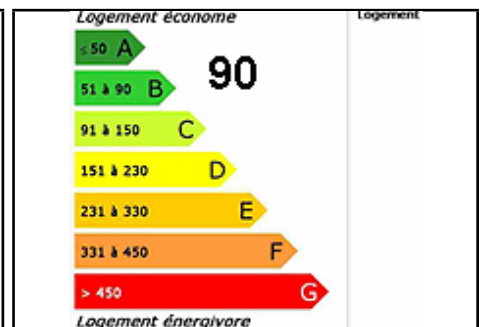
Price including commission
455 000€

Commission 7,1%
Price excluding commission
425 000€

VEWS!! This attractive and spacious converted barn is set in an acre mature gardens with swimming pool and panoramic , south facing views, nr Beauville, Lot et Garonne. Converted to high standards in recent years, this old stone barn offers modern, loft style accommodation of some 238m2 with efficient underfloor heating (see EPC below), open towards the exterior. Entrance hall with cloakroom and utility room off, leading to a huge living/dining room (60m2) with high ceiling and glazed doors out to the sunny terraces and views. Through to a very modern , fully fitted kitchen (28m2) with stone floor and full width patio doors to a deck and panoramic views. Up behind the kitchen is the second living room (40m2) with lovely oak floor, high ceiling, woodburning stove and steps up to a roof terrace over the kitchen , with super views. The master bedroom suite is upstairs with spacious double bedroom (25m2) with modern walk-in shower and patio doors to roof terrace with views. On the ground floor are 3 further double bedrooms and 2 modern shower rooms.

The gardens (3892m2) are well planted and have specimen trees such as cypress and parasol pines. There are 150m2 terraces in front of the house ideal for dining, taking in the views and benefitting from the sun. The 9m x 3.5m swimming pool is well placed, overlooking the views. Large garden shed. The bastide village of Beauville with restaurant, café and shops. Toulouse and Bergerac airports 70 mins.

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Bedrooms 4 **Reception** 2 **Bathrooms** 3 **Central Heating** YES **Swimming Pool** YES
Drainage To improve **Floorspace** 238m2 **Taxes Foncières** 1116€ **Mandate N°** 2692

All measurements are approximate. Agency commission, included in the price, payable by the buyer.

