



VIALEX International

Immobilier SAS

Ref
47614



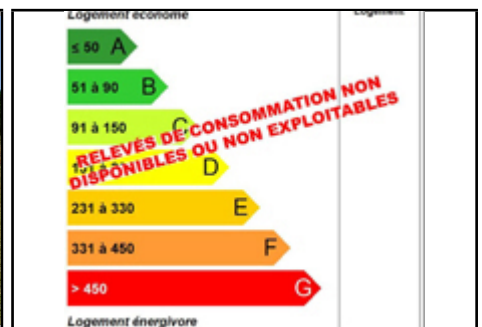
Price including commission
299 000€

Commission 6,8%
Price excluding commission
280 000€

A most attractive stone country house set in 3 acres with swimming pool and views near the popular bastide village of Beauville, Lot et Garonne. Set at the end of a long private driveway in a lovely, quiet location. A spacious (180m²+) home offering a huge (55m²) open plan living room with terracotta tiled floor, large open fireplace, exposed stone walls, high ceiling open to the rafters and picture windows with views over the gardens. Fitted kitchen with utility room and shower room behind. Dining area with terracotta tiled floor and beamed ceiling, opening out onto the sunny front terrace. At one end of the living room are two double bedrooms with terracotta tiled floors, one with glazed door to the terrace. Modern shower room and WC. At the other end of the house, double bedroom 3 with terracotta tiled floor and a large bathroom with corner bath. Over the living room is a mezzanine floor with 2 guest double bedrooms. The house is presented in good order, but would benefit from a bit of modernisation and also a central heating system if to be a permanent home.

From the front terrace, steps lead to the swimming pool enclosure with 10m x 5m swimming pool with sunny terracotta tiled terraces around, and a pool house with kitchenette and covered dining area. To the side a nice, shady terrace overlooking the gardens. The house is surrounded by over 3 acres lawned gardens with many fruit trees and mature trees. Paddock. Beauville & shops 5 mins. Toulouse 70mins.

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Bedrooms 5	Reception 1	Bathrooms 3	Central Heating NO	Swimming Pool YES
Drainage To improve	Floorspace 180m ²	Taxes Foncières 1050€	Mandate N° 2797	

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

