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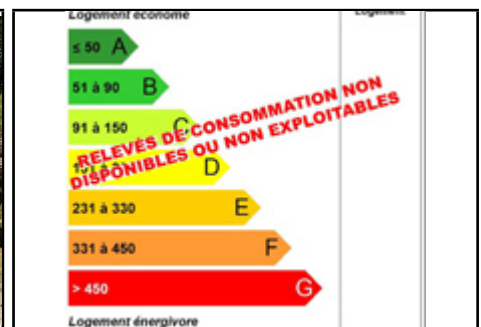


Price including commission
235 000€

Commission 6,8%
Price excluding commission
220 000€

An attractive Quercy stone farmhouse with swimming pool and barn in an idyllic rural location and set in 4 acres grounds with views, nr Beauville, Lot et Garonne. This typical Quercy property looks down a beautiful valley nr Beauville, is in a quiet location yet just a few minutes from shops and restaurants. Drive up to parking area in front of the barn (possible garage). Steps up to the covered front terrace and entrance into the spacious kitchen/dining room with high beamed ceiling, tiled floor and fitted hardwood kitchen. Plenty of room for dining both in the kitchen and dining room. Door out to a large covered dining terrace overlooking the swimming pool. To the left of the dining room is the living room with fireplace insert, beamed ceiling and door to conservatory. Lovely views down the valley. A corridor serves two generous double bedrooms, both with views and the tiled bathroom (a bit pink and could be modernised). The third bedroom is in fact the large mezzanine overlooking the dining room. If required, this could be closed in properly. Wine cellar under the house. The swimming pool 10m x 5m is set in sunny terraces and is private (pool liner being replaced). There is a stone barn in front of the house, with a well. This could be converted to extra accommodation if required. There are gardens around the house and then the majority of the 4 acres is on a slope up above the house, with grassland, oak woodland and a productive fruit orchard. Beauville 10mn. Toulouse and Bergerac airports 70mins

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Bedrooms 3 **Reception** 2 **Bathrooms** 1 **Central Heating** NO **Swimming Pool** YES
Drainage To improve **Floorspace** 126m2 **Taxes Foncières** 400€ **Mandate N°** 2822

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

