



Ref
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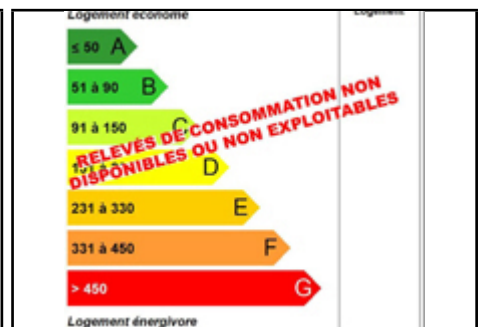


Price including commission
299 000€

Commission 6,8%
Price excluding commission
280 000€

A substantial and characterful 18th century residence set in half an acre of gardens on the edge of an historic village, nr Beauville, Lot et Garonne. Tastefully renovated and offered in move-into condition, this spacious, centrally heated home offers: a bright living room (6.9m x 5.3m) with terracotta tiled floor, open fireplace, beamed ceiling à la Française, old stone sink and French windows out to the covered terrace of 40m², with views over the gardens. A fully fitted kitchen (5.8m x 3.1m) with terracotta tiled floor and beamed ceiling. Charming dining room (5.9m x 4.6m) with monumental open fireplace, terracotta tiled floor, beamed ceiling and French windows out to the terrace. On the same floor are master bedroom 1 (5.3m x 5.0m) a spacious and light room with terracotta tiled floor and access to shower room and WC. Child's bedroom (4.4m x 2.0m) which has the shower room en-suite. Spacious guest bedroom 3 (5.2m x 3.5m) with views over the countryside and full bathroom alongside. There is a huge attic of some 174m² which would be suitable for conversion to bedroom suites. Below the house are the wine cellar, laundry room and large integral garage (overall 70m²). The lawned garden of 2300m² is delightful, with mature trees and shrubs. The large covered dining terrace to the side of the house is well placed to appreciate the gardens. Villages with shops and restaurants are all within a few minutes drive. Toulouse and Bergerac airports some 75mins.

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Bedrooms 3	Reception 2	Bathrooms 2	Central Heating YES	Swimming Pool NO
Drainage Mains	Floorspace 162m ²	Taxes Foncières 822€	Mandate N° 2847	

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

