



Ref
47711



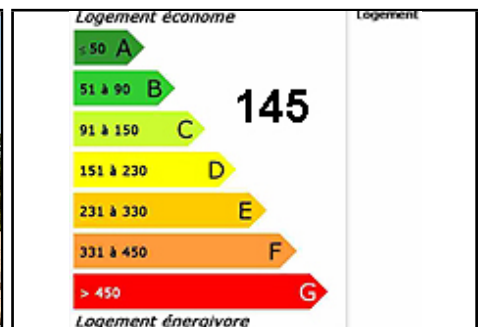
**Price including
commission
560 000€**

Commission 5,7%
Price excluding
commission
530 000€

A superb contemporary home set in 3 acres grounds with swimming pool, in a stunning location with panoramic views to the hilltop bastide village of Tournon d'Agenais, Lot et Garonne. Built to a very high standard in 2005 and offering spacious and bright centrally heated (underfloor) accommodation of 184m², this impressive home will satisfy the most demanding of buyers. Quietly set off a country lane, with electric gates, and drive to ample parking or to the 140m² garages, under the terrace, with electric doors. Entrance to a hall leading to the fully equipped (Neff) kitchen/dining room (30m²) with granite tops, island, tiled floor and French windows out to the covered dining terrace with beautiful country views. Utility room. Dining room with tiled floor and French window to the terraces leading to the spacious living room (65m² with the dining area) with French windows to terraces and woodburning stove. There are two double bedrooms on this floor and a modern walk-in shower room. Upstairs are bedroom 3 with en-suite shower room. The master bedroom (23m²) has a balcony with super views and an en-suite bath and shower room. Lovely panelled wood ceiling.

The sun terraces of some 140m² overlook the 5m x 10m swimming pool on a lower level with generous terraces all around. The gardens are mature with trees, flowering shrubs and lawns. A really outstanding country home. Tournon 5 mins. Bergerac and Toulouse airports 80mins.

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Bedrooms 4 **Reception** 2 **Bathrooms** 3 **Central Heating** YES **Swimming Pool** YES
Drainage To standards **Floorspace** 184m² **Taxes Foncières** 2141€ **Mandate N°** 2893

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

