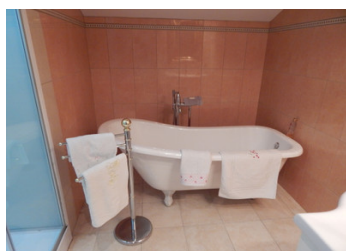
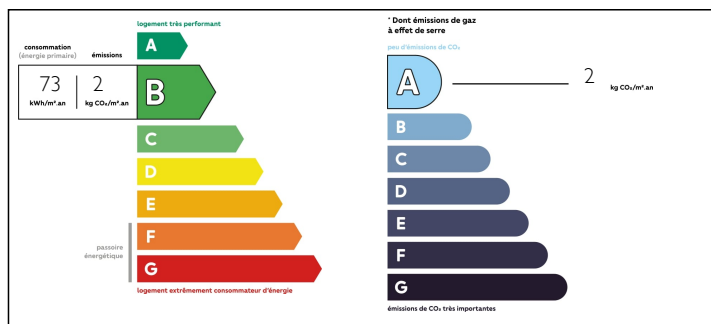


Exceptional architect designed villa with fabulous views.



## ENERGY - DPE



## INFORMATION

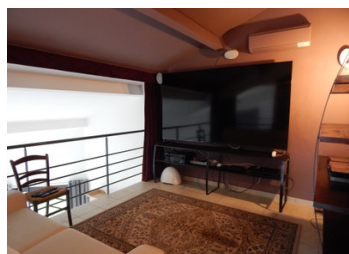
Town:	Beaugas
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	163 m2
Plot Size:	5779 m2

## IN BRIEF

House that has it all and more, please see comprehensive list below. Built by an engineer, designed by an architect in 2006 as a one off exclusive private home. Superb private position with far reaching views over unspoilt countryside., just north of Villeneuve sur Lot. Entrance hall with designer stained glass door and surround, travertine marble stairs with wrought iron balustrade up to first floor, hallway opens out into stunning open plan lounge kitchen dining room with cathedral ceiling and 4 wall to ceiling quality windows showing off that beautiful ever changing view. There is a glazed sun lounge to the front. Great kitchen with integral appliances and central island with round extractor fan unit and halogen hob At the opposite side a top of the range high tech log burner, compliments the under floor heating for those colder evenings. Huge central light fitting with dimmer controls, wall mounted TV with...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 1000 EUR**

## NOTES

## DESCRIPTION

There is one bedroom on the ground floor with air con and stylish en suite shower room and separate dressing room, complete with private sun terrace.. Also on the ground floor a utility room with fitted units, fridge washer, second cooker etc, pantry/storage, separate suspended WC and access to large garage with electric doors and tiled floor, plenty of cupboards, boiler room with more storage and door to side garden.

UPSTAIRS: main bedroom with balcony and en suite shower room, dressing room and fitted wardrobes, family bathroom with roll top bath and WC and third bedroom (or office) There is a superb mezzanine looking over the living area, with a cinema room with huge wall sized screen and Dolby sound system.

OUTSIDE fully enclosed gardens with floral shrubs and fruit trees, electric gates with video phone to private driveway, cobbled terrace, stone outbuilding with wood burner used as a workshop (ancient cottage) and a newer outbuilding with glass fronted sun lounge, pizza oven/BBQ, wood store. The garden is on 2 levels, the lower level ideal if you wanted to add a completely private swimming pool, here is a garage for garden equipment, a private well and water source. On the roof there are 12 solar panels producing all the electricity the house needs and more, which is sold back annually to the EDF.

Come and see all this house has to offer, it certainly has all mod cons and more!

-- views to die for!

--fully double glazed with...