

Under Offer - stone house, rural setting, 2 bedrooms, 2 bathrooms, swimming pool, double garage atelier

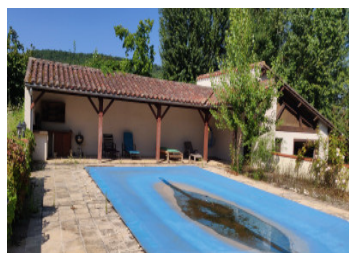


## INFORMATION

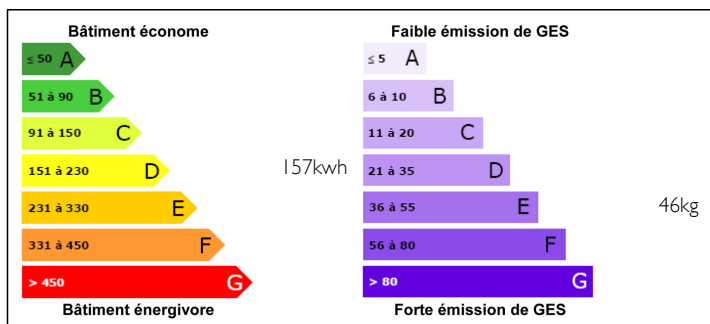
Town:	Saint-Aubin
Department:	Lot-et-Garonne
Bed:	2
Bath:	2
Floor:	160 m2
Plot Size:	4962 m2

## IN BRIEF

This characterful, well maintained home is in move in condition. With a large open plan living room and kitchen, there are two bedrooms each with shower room en suite and a separate WC. A cathedral ceiling and mezzanine level above the open living area provides additional space. A covered terrace in front of the house offers the ideal place to relax, overlooking the garden and surrounding fields. The large swimming pool benefits from a covered shaded patio. There is a large garage with workshop and additional covered car parking area. Midway between Villeneuve sur Lot and Fumel, and all urban amenities, and the bastide town of Monflanquin, it is located only 3 km from the river Lot.

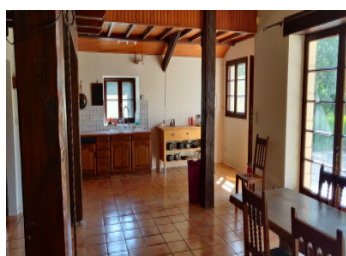


## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

### MAIN HOME

A covered terrace on the south facing entrance side of the house leads in to the main living area, with the large 10 m x 5 m swimming pool privately situated behind the home.

Kitchen (18.6 m<sup>2</sup>) fully fitted with attached pantry/larder (6 m<sup>2</sup>) and open to the Living room (44.4 m<sup>2</sup>) cathedral ceiling and french doors open to front terrace

An open mezzanine floor space (21 m<sup>2</sup>) above living room

Bedroom 1 (29 m<sup>2</sup>) with double oak built-in wardrobe and ensuite shower room and WC (3 m<sup>2</sup>)

Guest bathroom and shower and WC (3.4 m<sup>2</sup>)

Bedroom 2 (19 m<sup>2</sup>) with built in double oak wardrobe with shower room and WC ensuite (3.8 m<sup>2</sup>)

Utility laundry room (11.5 m<sup>2</sup>)

Covered terrace / veranda in front of house (21.5 m<sup>2</sup>)

Covered terrace / veranda by pool (31 m<sup>2</sup>)

Large garage with workshop (41 m<sup>2</sup>)

### EXTRA

Swimming pool 10 m x 5 m with with separate pool pump house (10 m<sup>2</sup>)

Eay to manage garden area with attractive wooded area north of the garage.

A recently fitted Veissmann boiler (29/05/2017) with 10 year guarantee and underfloor heating system

Fumel 12 km

Villeneuve sur Lot 17 km

Monflanquin 15 km

Agen (SNCF TGV) 45 km

Bergerac Airport 58 km

Toulouse Airport 132 km

Bordeaux Airport 169 km

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Information about risks to which this property is exposed is available on the Géorisques website :