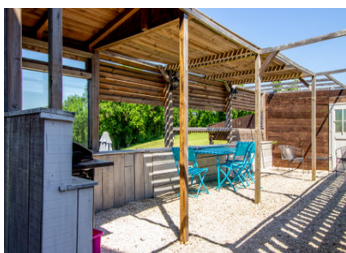


A group of houses comprising 4 gites; barn, well and adjoining land.

## EXCLUSIVE



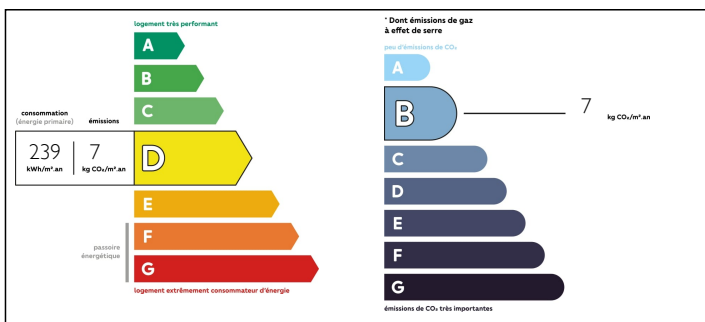
## INFORMATION

Town:	Douzains
Department:	Lot-et-Garonne
Bed:	8
Bath:	4
Floor:	275 m2
Plot Size:	34980 m2

## IN BRIEF

A group of four houses currently operating as a successful gite business. Each house is fully equipped, with access to private terraces, gardens and spas. The houses have a splendid view to the south-west over the gentle hills of the Lot et Garonne. Although located in a peaceful countryside, the bastide town of Castillonnes is only 5 km away, Lauzun also 5 km away; both cities with all facilities. The village of Lalandusse, accessible on foot, has a bar, a restaurant, a grocery store and a Sunday market. Horse riding is available at a stable 3 km away. There is a donkey sanctuary nearby and also the opportunity for country walks and bike rides. The tourist attractions of the Dordogne and Lot et Garonne are all easily accessible. Bergerac airport is 30 minutes drive, Bordeaux and Toulouse airports 1.5 and 2 hours respectively

## ENERGY - DPE



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: 1260 EUR**

**Taxe habitation: 1340 EUR**

## NOTES

## DESCRIPTION

The four houses have been created from an old barn some 250 years old;

Gauguin

A two bedroom house (12.5 and 11.5 square metres respectively), with lounge/kitchen/diner (40 square metres) with access to a covered terrace (39.3 square metres). A hall (10.6 square metres) gives access to one of the bedrooms and bathroom (6.3 square metres), utility room and WC. The bedroom also has access to one of the terraces, there is a second terrace, partly covered, for dining equipped with a BBQ (26.7 square metres)

Van Gogh

A two bedroom house (9.1 and 8.1 square metres respectively), with a lounge/kitchen/diner of 30.7 square metres, equipped with a wood burner, hob, two ovens fridge freezer and wifi. A shower/wc of 5.3 square metres. Terrace and spa.

Cezanne

A one bedroom (9.8 square metres) house, with a 21.3 square metre lounge/kitchen/diner. En suite bathroom. A covered terrace of 19.6 square metres with barbeque.

Monet

A two bedroom house (13.7 and 13.8 square metres respectively) with lounge (34 square metres) dining room (13.1 square metres), bathroom and kitchen diner. West facing terrace.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>