

Fabulous eco barn conversion and gite situated in a quiet corner of a village just 3 kms from a market town.

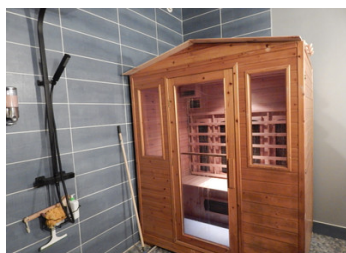


## INFORMATION

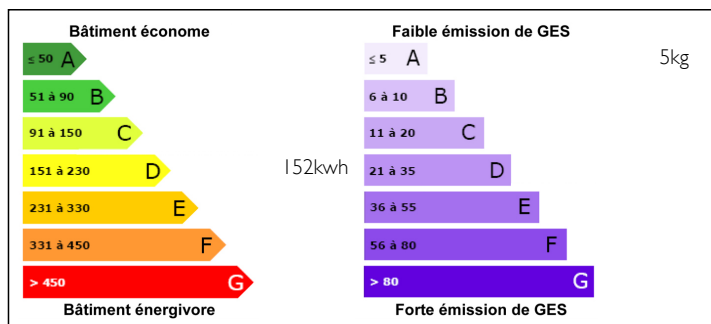
Town:	Lavergne
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	456 m2
Plot Size:	1760 m2

## IN BRIEF

From the passing lane you hardly know this property is there, nestled away down a chemin with open countryside views at the rear. Offering the immediate WoW factor, on entry, with open space and light from the huge windows this is a sympathetic barn conversion with its original colombage frontage, massive living space, open plan island kitchen, dining and living. There are 2 bedrooms in the main house and 2 in the separate gite. Garden.



## 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.



## DESCRIPTION

MAIN HOUSE: entrance porch, large space with open plan kitchen featuring BOSCH appliances and feature hanging extractor, various dining areas and cosy coffee corners, reading areas, lounge and TV spaces, unusual central Canadian wood burning stove, separate office with colombage, 2 large bedrooms, one with dressing room, large family bathroom with italian rainfall shower, 2 washbasins, also with sauna, utility room for storage, library, very large double garage/workshop (would actually make another gite!)

A peaceful covered terrace to the rear offers al fresco dining, garden access and open countryside views. Fully enclosed garden and a garden shed made of local stone, and a wood store and private parking.

The house has 12 solar panels generating enough electricity to cover the usage and sell back to national grid.

Gite: Independent access with parking, living space, corner kitchen, shower room and WC , 2 bedrooms, all brand new, ready to roll, with access to garden and private terrace..

Large enclosed garden, possibility of swimming pool (the owner has a new 7m oblong stone effect pool that he intended to semi dig in using the sloping land and making a terrace around.).

Electrics and plumbing all completed in 2021

New conforming eco micro station drainage system.

Windows and doors in exotic wood.

Well in the garden but the house has a new connection to mains water.

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

## LOCAL TAXES

Taxe foncière: 1700 EUR

## NOTES