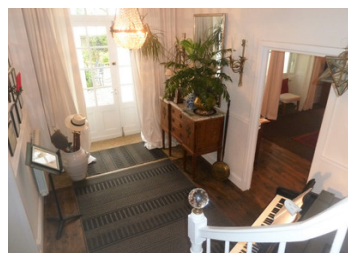


Fabulous village house with adjoining outbuildings close to Nerac



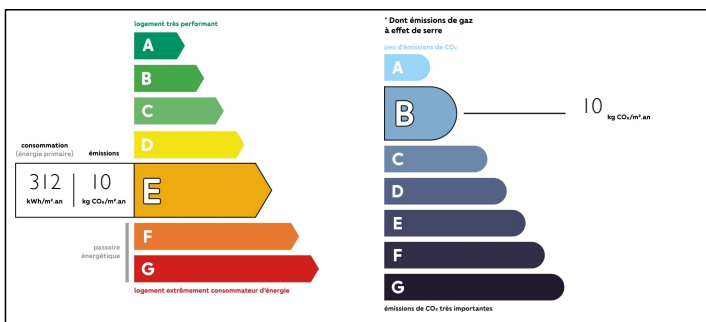
## INFORMATION

Town:	Lavardac
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	260 m2
Plot Size:	1630 m2

## IN BRIEF

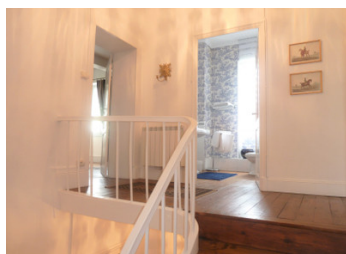
An outstanding village house with adjoining outbuildings. Previously a brocante the business side of this property lends itself to most projects. The house itself is stunning with beautifully spacious rooms throughout. Over three floors the house comprises entry, living room, dining room, kitchen, utility room, and spare room on the ground floor. At first floor are two very large bedrooms both with fireplace, shower room. The second floor comprises a further two bedrooms again each with fireplace, bathroom. Beneath part of the house are two substantial cellars that adjoin a garage and a further room of 23.7m<sup>2</sup> which was used as an office. There are two gardens: one to the front of the house and the second slopes gently down to the river. Situated between Lavardac and Barbaste and a stones throw from the Moulin des Tours. Restaurants, supermarket, pharmacy, newsagents and all village amenities on your door step. Nerac...

## 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

An outstanding village house with large adjoining outbuildings offering business potential. Previously operating as a brocante the business side of this property lends itself to most projects. The house itself is absolutely stunning with spacious rooms and luxurious finishes throughout.

Ground Floor:

Entry hall (4m x 2.6m)

To the right living room with exposed stone walls and feature fireplace fitted with a wood burner (5.55 x 5.4m)

To the left dining room with the original stone sink preserved and fireplace fitted with a woodburner (8.52 x 5.25m)

Kitchen with exposed pitched roof thoughtfully designed with tons of storage space (6.00, 4.80m).

Utility room which can be locked and doubles up as a bathroom (4.70m x 2.80m)

The last room on this level is a bonus space and can be used as required (4.90m x 3.20m)

First Floor:

Landing (2.75m x 1.15m)

Bedroom 1 on the left with feature fireplace is a substantial 5.90m x 5.35m

Bedroom 2 on the right (the white room) is double aspect, again with feature fireplace, and substantial floor to ceiling fitted wardrobes on three walls (5.60m x 5.45m)

Shower room (2.60m x 2.25m)

## NOTES