

Charming country house with beautiful views, large garden, garage and, swimming pool.



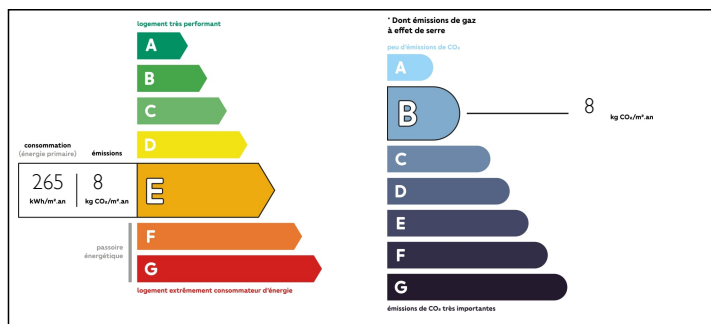
INFORMATION

Town:	Lasserre
Department:	Lot-et-Garonne
Bed:	2
Bath:	2
Floor:	188 m2
Plot Size:	9317 m2

IN BRIEF

Situated on a peaceful, elevated site, this unique property is the perfect rural retreat yet lies only 10 minutes from the lovely historic town of Nérac with all shops and amenities. There are two good-sized bedrooms, a beautifully fitted kitchen, a large living room with fireplace and bar and a covered terrace with some of the most beautiful views imaginable. A converted dovecote with two further living spaces would be ideal for visiting guests and for children. There is also over 2 acres of garden and a swimming pool. A rare opportunity - viewing is highly recommended to appreciate the full potential of this exceptional property in the heart of Gascony.

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: 849 EUR

NOTES

DESCRIPTION

The house is tucked away from a quiet road with a private driveway leading to the garden gates. Here one gets the first view of the house, garden and the stunning views beyond.

On entering the property, there is a large master bedroom to the right (39m²) and a bathroom (6m²) and toilet (3m²) to the left.

There is also a walk in closet (8m²) and pantry (9.5m²) and access to the converted dovecote. There is scope here on the ground floor to create another bedroom also.

From the corridor, we come through to the lovely fully fitted kitchen (21m²) with west facing panoramic views.

From the kitchen, there is an elegant and spacious living room (43m²) with wood burning stove, a bar area and French doors leading to the fantastic covered terrace and seating/outdoor dining area. Here the views really are something to behold.

From the living room there is a good-sized second bedroom (16.5m²) with its own sizeable ensuite bathroom with shower (12.5m²).

The converted dovecote is the only living area on another level and is accessed by an attractive spiral staircase.

There are two storeys and a neat sized room on each level (each 8.5m²), which could become bedrooms, a study or playrooms for children.

The garden is beautifully maintained and spacious with the majority set to lawn, mature trees, shrubs and one area set to woodland.

There is a double sized garage/car port (36m²) and a cellar.