

What a gem! 350 year old, recently renovated stone house with 2 bedrooms, storage barn and enclosed gardens.



INFORMATION

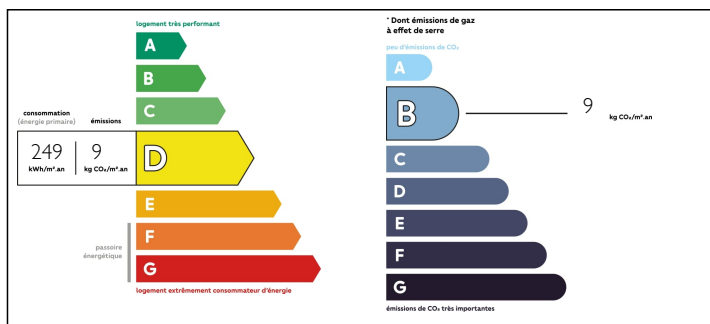
Town:	Pujols
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	663 m2

IN BRIEF

Easy care newly renovated stone house situated in a small hamlet of 7 houses clustered around a manor house, with easy access into Villeneuve sur Lot or Agen. The nearest village is Pujols, one of Frances 'Plus Beaux Villages' with its pretty medieval stone houses and flower bedecked squares.



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

The House used to be the servants house to the nearby manor house 350 years ago, now with entry into open plan lounge/dining/ fully equipped kitchen (32.5m²) with reversible heat/air con unit, stairs to 2 bedrooms, (17.85m² and 12.3m²) dressing room 9 m² (could be third bedroom or office) and shower room 5.7m²) with basin, and WC.

Below there is a wine cellar accessed from outside with electric hot water heater and pump from well connected to vannes so you could run directly off the well water or mains water.

OUTSIDE there is a shaded summer kitchen (23m²) with bar and double sink and outside dining, large terrace, private parking, well, and fully enclosed gardens with electric gates.

There is also included in the sale, part of an old stone barn, on 2 levels each of 53m² for storage or workshop.

Perfect lock up and leave or comfy newly renovated permanent home enjoying countryside all round, yet accessible to shops, restaurants, river activities on the Lot and colourful markets.

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

LOCAL TAXES

Taxe foncière: 859 EUR

NOTES