

Imposing Maison de Maitre set in beautiful grounds with a heated pool and two bedroom gite.

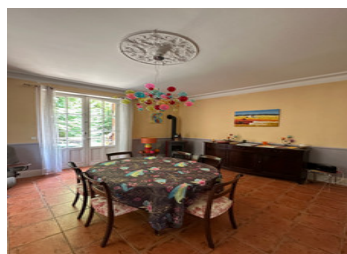


INFORMATION

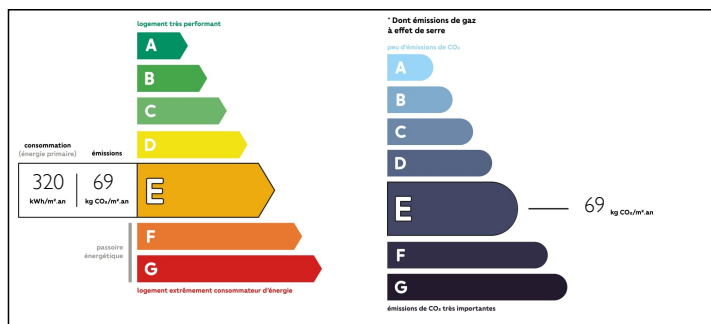
Town:	Sauveterre-la-Lémance
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	250 m2
Plot Size:	7000 m2

IN BRIEF

An imposing bourgeois house set in its own grounds at the edge of a popular tourist town with local amenities. The main house is packed with character design features including an original bathroom installed by the same artisan who created the bathrooms in the Chateau des Milandes for Josephine Baker. A two bedroom/two bathroom gite offers a significant income opportunity. 10m x 5m swimming pool heated by heat pump.

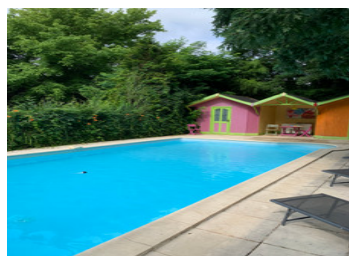


ENERGY - DPE



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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 main entrance hallway gives access to the two principal reception rooms, each 25 sqm and filled with light from two aspects through French doors to the terraces outside.

The ground floor also offers a kitchen (12 sqm), storage and toilet.

On the first floor, the landing has double doors leading to a balcony with two principle bedrooms (each 25 sqm), each with their own bathroom.

A suite of rooms on the second floor currently has a double bedroom (15 sqm) with adjacent bathroom (10 sqm), studio (12 sqm), office (6 sqm) and dressing room.

The self-contained gite has a large and light-filled living room (25 sqm) with period fireplace and tiled floor. The ground floor also has a well-appointed kitchen (9 sqm), utility space and toilet. On the first floor one double bedroom (15sqm) has its own shower room (3 sqm). A further double bedroom (12 sqm) has its own shower room (5sqm). The gite has its own private rear garden space.

The grounds include a 5m by 10m swimming pool with heat pump. The landscape gardens include a vegetable garden, car port, shed and extensive woodland bordering a stream.

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

LOCAL TAXES

Taxe foncière: 2145 EUR

NOTES