

For sale magnificent house with exceptional views and swimming pool in the Lot et Garonne



INFORMATION

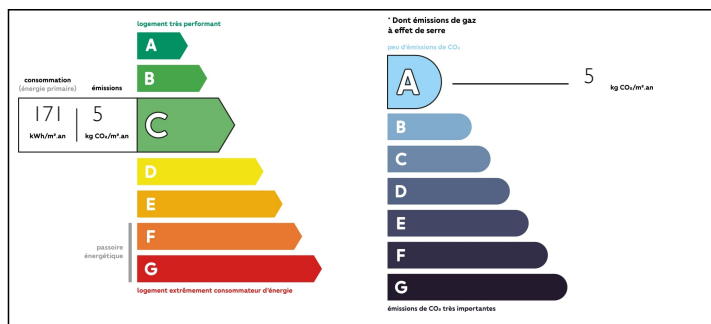
Town:	Fumel
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	250 m2
Plot Size:	10400 m2

IN BRIEF

Come and discover this superb property on the heights of Fuméloise, at the gateway to the Dordogne and the Lot, close to all the town's shops and services. This 250 m2 property will surprise you with its location, its exceptional views and its heated swimming pool overlooking the valley. A rare property in this area, which you should visit very soon.



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 property is situated on an elevated site, with parkland of just over one hectare, entirely landscaped and planted with trees.

There is a garage for park two cars.

The 250m² house has been beautifully redesigned by the owners, and it is very easy to imagine yourself in the various spaces that the house has to offer thanks to the brightness and clarity of the rooms.

The front door opens onto a hall with plenty of storage space, leading to a large lounge with wood-burning stove, a dining room, a TV room, a fully-equipped kitchen and a toilet. A lovely covered terrace is accessible from the kitchen and dining room, and a seating area has been installed to take advantage of the breathtaking views over the valley, parkland and swimming pool.

Upstairs is a master suite with shower room and WC.

Downstairs has a master suite with bathroom, WC and private terrace, a bedroom with shower room, WC and access to the garden, a dressing room, a billiards room, a laundry room, a storage room and a cellar.

The swimming pool is 11 m x 5 m and heated, and the surrounding terrace has been laid out with a barbecue area, dining and relaxation areas to make the most of the setting and breathtaking views.

There is also a garden shed for storing the equipment needed to maintain the grounds.

Come and...

LOCAL TAXES

Taxe foncière: 2500 EUR

NOTES